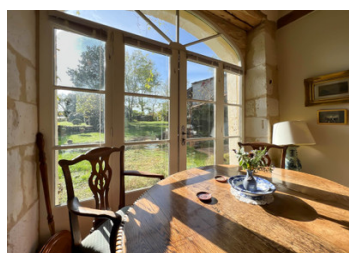


Fully renovated stone barn (1 bedroom) with maison d'amis, swimming pool and stunning gardens, on 2 ha of land

EXCLUSIVE



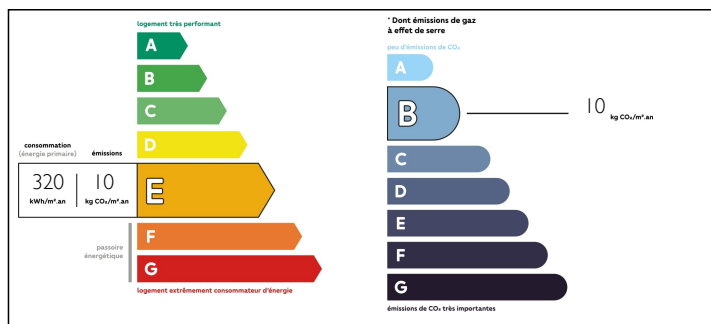
## INFORMATION

Town:	Sérignac
Department:	Lot
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	19910 m2

## IN BRIEF

A gardener's and nature lovers paradise! This beautiful property is nicely tucked away at the end of a private drive, surrounded by almost 2 ha of gardens, with fields and woodland further afield. In the gardens you will find the swimming pool with pool house, a lily pond, a small waterfall, an orchard, and a large variety of plants, shrubs and trees creating lovely different (sitting) areas. A character stone barn conversion was completed in 2007, and now offers comfortable main accommodation, cathedral style. The second stone house on the site is currently used for friends and family but could also be used for rental purposes. Both properties have stunning terraces, overlooking the grounds.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 853 EUR**

## NOTES

## DESCRIPTION

**BARN CONVERSION:** completed in 2007, this property benefits from double glazing and electric underfloor heating.

Covered terrace (22 m<sup>2</sup>)

Living room (36,35 m<sup>2</sup>) with fireplace and wood burner, French doors opening to back terrace (20 m<sup>2</sup>)

Kitchen/dining room (26,25 m<sup>2</sup>) fully fitted kitchen, doors opening to back terrace

Bedroom (27,60 m<sup>2</sup>) with French doors opening to side terrace

Bathroom (16,25 m<sup>2</sup>) with wash basin, bath, walk-in shower, WC and built-in storage

**MAISON D'AMIS:**

**GROUND LEVEL:**

Covered terrace (28,6 m<sup>2</sup>)

Kitchen/dining/living room (38,5 m<sup>2</sup>) with fireplace and wood burner, old stone sink

Bathroom (6,75 m<sup>2</sup>) with wash basin, shower and WC

**FIRST FLOOR:**

Attic space (40 m<sup>2</sup>) divided into 2 bedrooms, limited head height (1,9 m max)

**LOWER GARDEN LEVEL:**

Cellar/workshop (33 m<sup>2</sup>)

**EXTRA:**

Swimming pool 10 m x 5 m, chlorine, with Roman steps and surrounded by sun terrace

Pool house (30 m<sup>2</sup>) with pool technical room, summer kitchen

Stunning gardens on almost 2ha of land, with lily pond, waterfall, orchard etc. Part of the gardens could also be used for horses.

Access to well water

Several wooden outbuildings (stables, wood store, ...)

Serignac : 3 km

Montayral : 10 km (with all major supermarkets etc)

Fumel: 13 km

Puy L'Eveque: 13,5 km