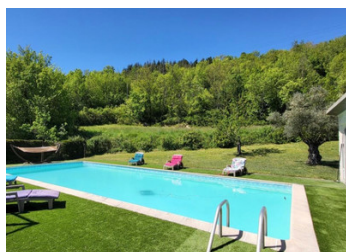


Superb six-bedroom family home in leafy serenity.

EXCLUSIVE



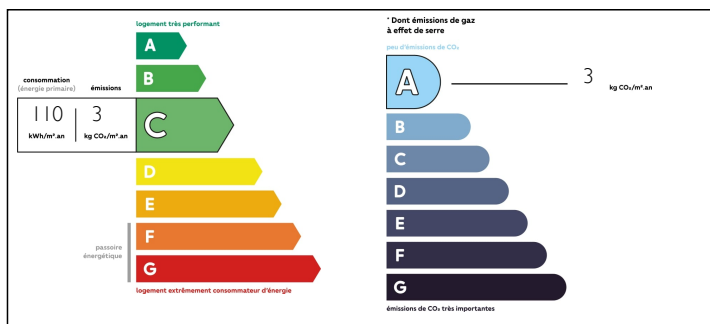
INFORMATION

Town:	Saint-Hilaire-de-Lusignan
Department:	Lot-et-Garonne
Bed:	6
Bath:	2
Floor:	195 m2
Plot Size:	2832 m2

IN BRIEF

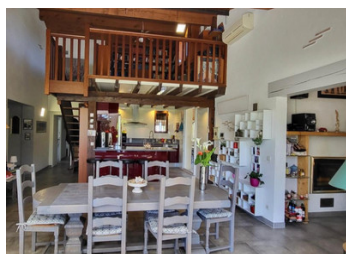
Nestled in the hill of Saint Hilaire de Lusignan this superbe single storey family home awaits your visit in a quiet and peaceful location, whilst not being far from all amenities and the motorway. Come and be charmed by all this property has to offer! Built in the 90s the house offers 195 sqm of living space and has 6 bedrooms, including one ensuite, a fully equipped modern kitchen opening unto a large living area, a mezzanine, a sitting room, a large veranda, summer kitchen, a couple of sheds, a couple of terraces, a barbecue area, a large covered parking for 3 cars, a pool and its poolhouse with a summer kitchen overlooking the surrounding areas and much more! This sunny delightful family home offers all modern comforts including solar panels and you can just move right in, no works to be done. Interested? Read on!

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.



DESCRIPTION

In an idyllic setting with a lovely well maintained garden sits a charming family house that offers -

A large living area - 31 sqm with its open space fully equipped kitchen - 11 sqm

A sitting room with a chimney insert - 12 sqm

A mezzanine overlooking the living area - 13 sqm

A large and long veranda off there kitchen - 30 sqm with a laundry room - 5 sqm

A pantry - 4 sqm

A long hallway that leads to the night and bath area - 13 sqm

A toilet - 2 sqm

A bathroom with a spa tub, rainfall shower and toilet - 9 sqm

An ensuite bedroom with integrated wardrobe and shower room with a rainfall shower - 19 sqm

Bedroom with integrated wardrobe - 9 sqm

Bedroom with integrated wardrobe - 11 sqm which opens onto a terrace

Bedroom with integrated wardrobe - 9 sqm

Bedroom with integrated wardrobe - 11 sqm

Bedroom - 10 sqm

The outside offers a lovely paysage of a well maintained garden with lots of greenery, fruits trees, olive tree, lots of relaxing areas and all that you could need for entertaining friends and family during the warm season all on a plot of land of 2832 sqm.

The dependances boasts -

A covered storage area - 35 sqm and net to it a lovely barbecue and plancha area for summer cooking

An unground water tank that is which is used for the toilets and shower (if wished)

A very large covered parking area roughly 43 sqm

An insulated shed - 22...

LOCAL TAXES

Taxe foncière: 1844 EUR

NOTES