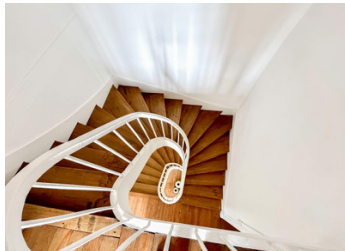


## Spacious Riverside Stone Property In A Great Location

EXCLUSIVE



## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Lavardac       |
| Department: | Lot-et-Garonne |
| Bed:        | 4              |
| Bath:       | 2              |
| Floor:      | 260 m2         |
| Plot Size:  | 1630 m2        |

## IN BRIEF

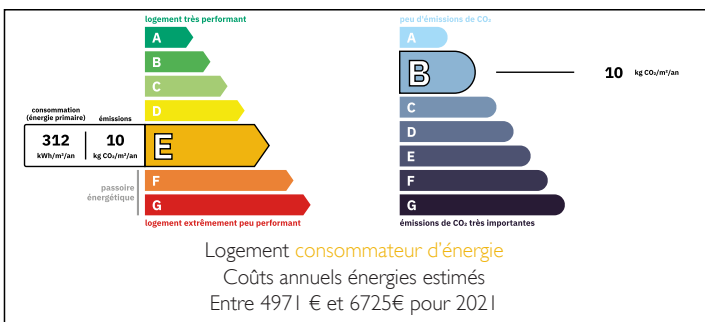
Dream of living by the riverside? Read On!

An old stone mill house that was beautifully renovated into a light, bright and airy home, keeping the charm of the old whilst offering modern comforts and lovely views from your windows.

Situated between the lively market town of Nerac and Barbaste with its famous monument « Moulin des Tours » you are within walking distances to amenities, pharmacies, restaurants and bars, you will never be bored, there is always something to do. You are also not far from the main town Agen with its fast train that takes you to heart of Paris in 3 hours and the motorway that takes you to Bordeaux and Toulouse in roughly over an hour.

This stunning home has lots to offer, three floors of spacious bright rooms, a heart warming fireplace that will enhance your cold days....

## 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 habitation:

EUR

## NOTES

## DESCRIPTION

An outstanding village house with large adjoining outbuildings offering business potential. Previously operating as a brocante the business side of this property lends itself to most projects. The house itself is absolutely stunning with spacious rooms and luxurious finishes throughout.

Ground Floor:

Entry hall (4m x 2.6m)

To the right living room with exposed stone walls and feature fireplace fitted with a wood burner (5.55 x 5.4m)

To the left dining room with the original stone sink preserved and fireplace fitted with a woodburner (8.52 x 5.25m)

Kitchen with exposed pitched roof thoughtfully designed with tons of storage space (6.00, 4.80m).

Utility room which can be locked and doubles up as a bathroom (4.70m x 2.80m)

The last room on this level is q bonus space and can be used as required (4.90m x 3.20m)

First Floor:

Landing (2.75m x 1.15m)

Bedroom 1 on the left with feature fireplace is a substantial 5.90m x 5.35m

Bedroom 2 on the right (the white room) is double aspect, again with feature fireplace, and substantial floor to ceiling fitted wardrobes on three walls (5.60m x 5.45m)

Shower room (2.60m x 2.25m)