

Beautiful stone built farmhouse with 6 bedrooms and 4 hectares – perfect rural retreat in the heart of Gascony

EXCLUSIVE



INFORMATION

Town:	Saint-Pé-Saint-Simon
Department:	Lot-et-Garonne
Bed:	6
Bath:	4
Floor:	240 m2
Plot Size:	44337 m2

IN BRIEF

This exceptional former winemaking estate has a delightful and peaceful setting, nestling as it does on the slopes of a river valley on the fringes of the Lot et Garonne and the Gers.

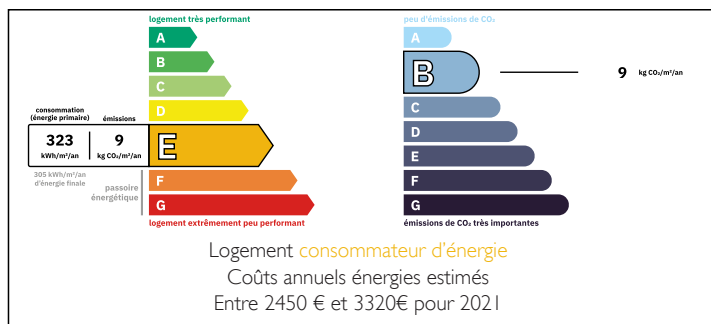
It has at least 6 bedrooms and could easily sleep more. There is plenty of room to grow and expand here with a variety of outbuildings once used for making wine that could be renovated to create further living space.

The grounds are a real joy and completely private mainly set to meadow and woodland but with a variety of outdoor 'rooms' to enjoy the sunshine including a lovely terraced garden near the house. It would make an ideal holiday or family home with excellent holiday rental potential.

This is a fabulous opportunity to capture the famous 'douceur de vivre' of southwest France.

Viewing is highly recommended.

ENERGY - DPE



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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

There is a private driveway leading to the house from the quiet road between the two nearby communes of Sainte Maure and Saint-Pé-Saint-Simon.

There are two entrances to the property itself:

The main entrance opens onto a central hallway and gives access to all the ground floor rooms.

A door opposite leads to a spacious and fabulous archetypal French farmhouse kitchen (35m²) with a large feature fireplace, exposed beams, and original tiled floor.

There is a door leading outside from the kitchen. From the hallway, on the right, there is a large salon/living room (27.5m²) with a wood burning stove and steps to the wisteria-covered terrace at the rear of the property.

Towards the back of the hallway is Bedroom 1 (14m²) with views to the garden, and an en-suite bathroom (6m²). There is also a smaller room currently used as an office (8.5m²) with gorgeous green and white tiled flooring and this could easily be come a 7th bedroom.

There is also a separate downstairs WC.

Upstairs, there is an open hallway with large loft hatch.

There are four bedrooms in this area.

Bedroom 2: (19m²) is the master bedroom with its own balcony and en-suite shower room.

Bedroom 3: (18m²) has beautiful feature wallpaper.

Bedroom 4: (15m²) has a separate walk-in wardrobe (6.5m²).

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES