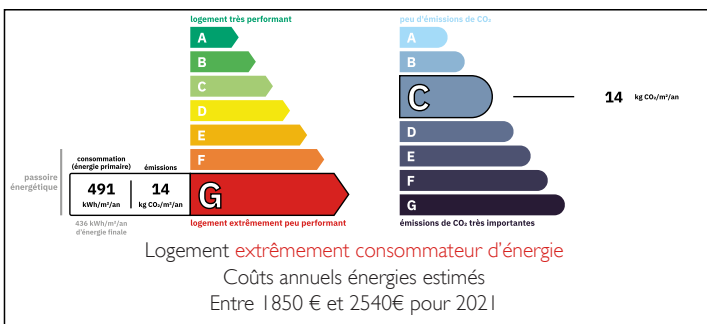


Charming stone house in hamlet with lovely views. Close to a village with restaurant, shop and post office



## ENERGY - DPE



## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Loubès-Bernac  |
| Department: | Lot-et-Garonne |
| Bed:        | 3              |
| Bath:       | 2              |
| Floor:      | 105.3 m2       |
| Plot Size:  | 2535 m2        |

## IN BRIEF

Charming stone house with character beams and fireplace. Single storey with 3 bedrooms and two bathrooms, one is en-suite.

The master bedroom has a full height ceiling and gorgeous wooden beams.

South facing terrace with lovely views.

Two large attached barns and a small outbuilding.

Currently used as a treasured holiday home. There is no central heating, windows are single glazed. There is a wood burner.

Within 3km to a thriving village with popular restaurant, épicerie and post office. The village puts on several fêtes throughout the year.

Within 15 minutes drive there are bastide towns. These provide commerce, restaurants and bars and have weekly produce markets. In summer they put on night markets with food and music.

There is golf at Chateau des Vigiers (10km) and also a spa, Michelin restaurant and bistro.

The area has many wine chateaux which offer

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

### Inside

Open plan living room, dining room & kitchen with fireplace & wood burner. Character beams, terracotta floor tiles and doors to terrace – 37.36 m2.

Bedroom 1 with sink, carpeted floor – 11.12 m2

Bedroom 2 with French doors to inner courtyard, carpeted floor – 19.84 m2

Bathroom with bath, WC and basin – 9.93 m2

Bedroom 3 with high ceiling with beams and French doors to terrace – 15.34 m2

En-suite bathroom with bath, shower, WC and basin – 6.70 m2

### Outside

Barn 1 with stone and character beams – 98.57 m2

Barn 2 with stone and character beams – 66.68 m2

Internal courtyard - 29.24 m2

South facing terrace overlooking lovely views.

Garden laid mainly with lawn, shrubs, and a mature tree for welcome shade in the summer.

Property set in a plot of 2535 m2

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>