

Fabulous opportunity to develop a gite rental business with nearly 40 acres of land in Lot et Garonne..

## EXCLUSIVE



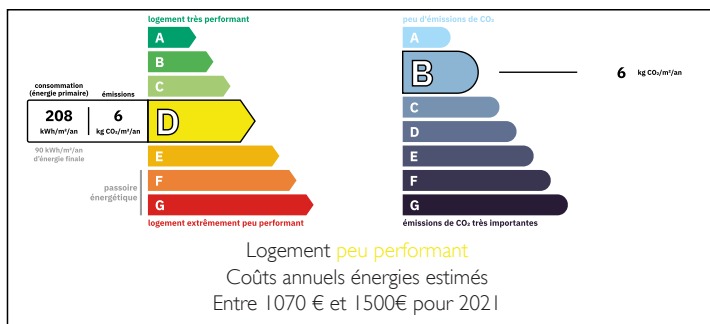
## INFORMATION

|             |                           |
|-------------|---------------------------|
| Town:       | Saint-Hilaire-de-Lusignan |
| Department: | Lot-et-Garonne            |
| Bed:        | 10                        |
| Bath:       | 11                        |
| Floor:      | 500 m2                    |
| Plot Size:  | 158205 m2                 |

## IN BRIEF

Great opportunity to buy a recently converted farm offering 2 bed stone cottage, and 3 houses built into the stone barn all with private terraces, enclosed gardens and parking, in the midst of open countryside, woodland and a stream. Surround yourself with nature and live the dream!

## 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

Long private driveway leading to the large parking, the 3 houses in the barn each offering split level accommodation with lounge, modern equipped kitchen, 2 or 3 bedrooms 2 or 3 bathrooms, fenced front garden, fenced rear yard, private parking place.. House 1: Detached stone cottage converted from the stable block, on one level, with fitted kitchen, lounge with wood burning stove and high ceiling, 2 bedrooms 2 bathrooms, 1 utility room, enclosed garden, greenhouse, front and rear terraces and parking.

House 2: Ground floor: kitchen with fitted units and island, open plan lounge, dining area on mezzanine, large utility room with fitted units and sink, with doors onto rear garden, shower room and WC. half flight stairs to: 1 bedroom with 3 windows, and bathroom with bath, shower washbasin and WC, half flight stairs to 1 bedroom with high beamed ceiling and shower room with WC, enclosed front garden, rear enclosed patio, parking.

House 3: fitted kitchen, dining area, lounge with wood burning stove, half flight stairs to bedroom with en suite bathroom, half flight to 2 further bedrooms, bathroom and WC. Front enclosed garden, rear enclosed yard, parking.

House 4: fitted kitchen, dining space, lounge with wood burning stove, first floor bedroom with ensuite bathroom, 2 further bedrooms, bathroom, WC, front garden, rear enclosed yard, parking.

40 acres of surrounding land with pastures, woodland and a stream where you could add facilities like a pool; tennis court etc for the gites or...

## NOTES