

Large country house with magnificent 360 degree views, gorgeous pool and seperate apartment 15 minutes from A



## INFORMATION

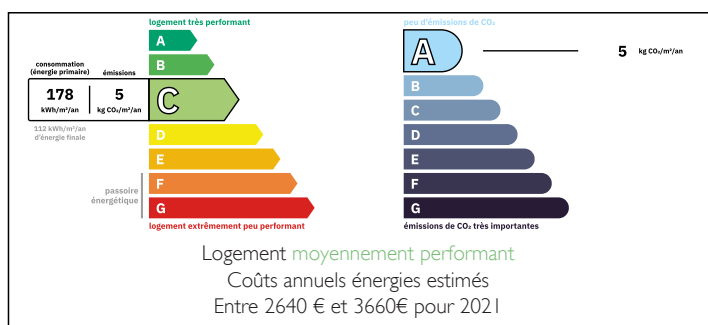
|             |                       |
|-------------|-----------------------|
| Town:       | Saint-Romain-le-Noble |
| Department: | Lot-et-Garonne        |
| Bed:        | 5                     |
| Bath:       | 3                     |
| Floor:      | 323 m2                |
| Plot Size:  | 13905 m2              |

## IN BRIEF

Gorgeous country house with 5 bedrooms in the countryside situated 15 minutes from Agen, gorgeous pool, 1.4 hectares of land with planning permission, seperate apartment.

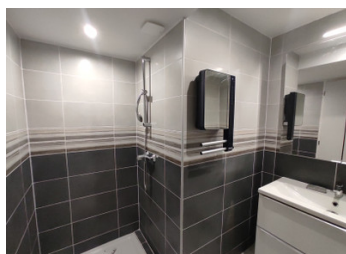


## ENERGY - DPE



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

Spacious open plan living area of 80m2 with patio doors out to the garden and lovely old stone fireplace

5 good sized bedrooms

4 bathrooms

Large garage

Beautiful pool area with covered patio around the double rectangle pool.

Large parking area and 1.4 hectares of land with planning permission.

Ideal equestrian project or gites.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES