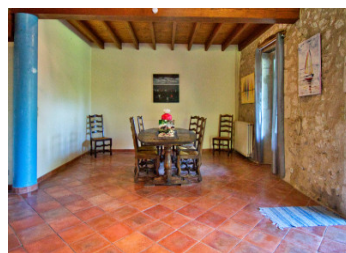
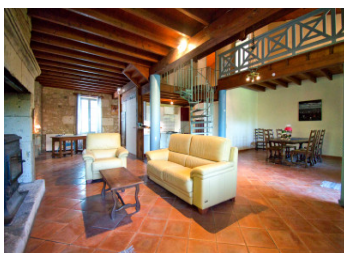


Beautiful stone property with several outbuildings, a pond and wooded grounds.



## INFORMATION

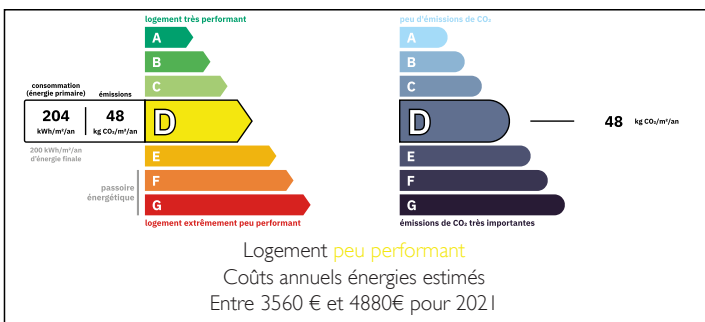
Town:	Lafitte-sur-Lot
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	172 m2
Plot Size:	7240 m2



## IN BRIEF

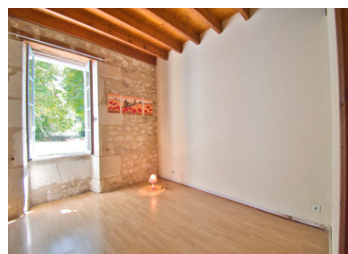
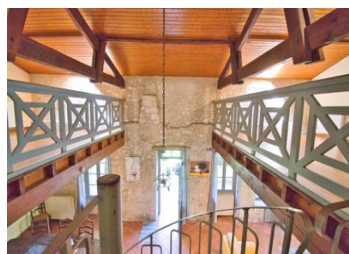
Discover this magnificent stone country house, built in 1867 and restored in 1991, which combines the charm of yesteryear with modern comforts. Nestling in the heart of its wooded grounds, this house offers a peaceful setting with a pond and several outbuildings, perfect for extension projects or gîtes.

## 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

On the ground floor, there is a large living room with a sitting room and stone fireplace, a dining room and open-plan kitchen, a bedroom and bathroom.

Upstairs are two bedrooms, two mezzanines and a shower room with wc.

Attached to the house is an outbuilding for an extension project.

Not attached to the house, a stone outbuilding

two terraces

a wine storehouse and cellar

a boiler room

a carport

a well and a pond

In perfect condition, with a good energy balance despite single glazing

There are many things to see, do and explore nearby.

Airports: AGEN Airport 40MN

Bordeaux-Mérignac Airport: 1 h 25

Toulouse-Blagnac Airport : 1 h 30

Bergerac Dordogne Périgord airport: 1 h 10

Rail links :

Agen station: with high-speed rail links to Bordeaux, Paris and Marseille: 40 minutes

TONNEINS station: with regular services to Bordeaux and the south: 18 minutes

Nearest supermarkets: SAINTE LIVRADE, CASTELMORON and SAINTE LIVRADE

## LOCAL TAXES

Taxe habitation: EUR

## NOTES