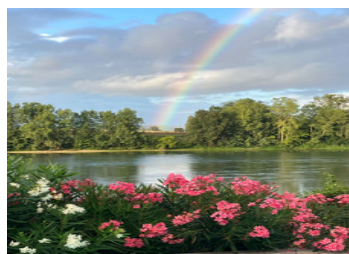


Large 4 bedroom detached house with river views and private garden. Pool. Fully renovated. Close to village.



INFORMATION

Town:	Le Mas-d'Agenais
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	235 m2
Plot Size:	1745 m2



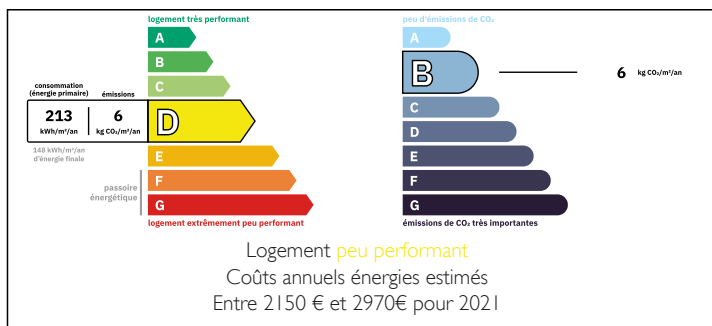
IN BRIEF

This house is in an amazing location – looking out over the river Garonne, with constantly changing views at different times of the day and seasons of the year.

It is an absolute haven for peace and quiet as well as being a bird watcher's paradise. It is also close to the Entre Deux Mers Canal – perfect for cycling, walking and running. This breath-taking property with stunning views is nestled on the outskirts of a small, lively village with all amenities. The village overlooks the valley of the Garonne and the Canal.

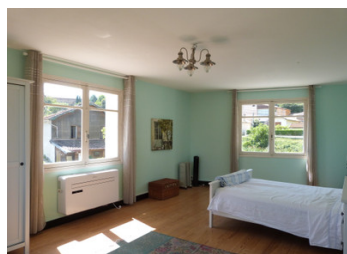
This house would make an ideal permanent or holiday home: with 4 double bedrooms and lots of entertaining space, it is a very bright and airy home.

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

This house has amazing views all around. It is just 300 metres from the centre of a beautiful and unspoilt village. Although the house is situated within walking distance from the village, it is far enough away to allow for the peace that the local wildlife adores. There is a wide range of wildlife that frequents the immediate area around the property, including deer, red squirrels, coypu as well as numerous birds such as woodpeckers, black kites, buzzards, kestrels, jays, kingfishers, hoopoe and amazingly bright yellow golden orioles.

This house is extremely versatile: it would make a perfect lock and leave holiday home with 4 double bedrooms, each pair at opposite ends of the house with a shared bathroom, and 2 fabulous socialising spaces on each floor. Alternatively, it would be suitable for a permanent family home, with lots of space, outdoor dining area and a manageable garden.

The outdoors and pool area is perfect for relaxing, sunbathing, entertaining and provides you and your guests with spectacular views across the river. There is an island just offshore that provides a home for numerous species of egret, grey and purple herons, cormorants, gulls, sandpipers and many other birds. The view is constantly changing with variations in light and the different seasons. The Garonne River is directly on the migration route of many birds including osprey which are often seen as they migrate south in July and August.

In front of the house, just 40 metres away,...

LOCAL TAXES

Taxe foncière: 1578 EUR

Taxe habitation: EUR

NOTES