

Stone detached house with 5 bedrooms and land with beautiful views. with some TLC, could be stunning!

## EXCLUSIVE



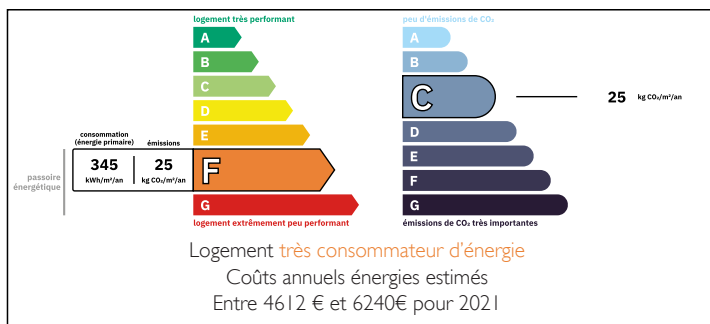
## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Brugnac        |
| Department: | Lot-et-Garonne |
| Bed:        | 5              |
| Bath:       | 3              |
| Floor:      | 289 m2         |
| Plot Size:  | 2800 m2        |

## IN BRIEF

Stone barn conversion offering spacious living areas, mezzanines, super views front and back.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Part of a small hamlet clustered around a church, the main house built of stone, now offers a large entrance hallway, huge spacious lounge with the original colombage walls, exposed beams, wood burner, and views out over sunflower fields and the green valley below. The large kitchen has hand made low units with wood work tops, a central island with gas hob, pantry and built in wine rack made of terracotta tiles. All on one floor there are 4 bedrooms and 2 shower room WCs, a large second lounge with stone fireplace and Godin wood burner and a conservatory/sun lounge. Upstairs via a spiral staircase to a mezzanine (office?) and main bedroom with bathroom with bath, wc and washbasin, plus dressing area.

OUTSIDE, there is a private parking area, south facing terrace, fully enclosed gardens. Across the lane in front of the house there is the land which is an L shaped sloped parcelle of land dropping down to a stream and small pond, the views are lovely.

\*Please NOTE\* the property needs some work, more tidying up than anything structural, as it has been rented out, but could soon be a stunning home with little outlay, just some TLC.

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