

A house full of history and bursting with character, to be renovated 32km from Bergerac airport

EXCLUSIVE



## INFORMATION

Town:	Ségalas
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	260 m2
Plot Size:	2455 m2

## IN BRIEF

A beautiful renovation project, TO NOTE THE HOUSE IS NOT HABITABLE IN ITS CURRENT STATE, YOU NEED TO START WITH THE RENOVATIONS with beams, stonework and magnificent terracotta floors, an ensemble of buildings which includes a main house, a separate guest cottage, a large barn/workshop, garden and swimming pool. Situated in a quiet village only 8 km from Lauzun, 11 km from Castillones and 32 minute's drive from Bergerac airport.

## ENERGY - DPE

DPE not required.

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

The property is split into 3 areas as below and benefits from being connected to mains drainage.

The main house

Entrance (10.30 m<sup>2</sup>)

Bathroom (11.53 m<sup>2</sup>) with bath, hand basin and wc  
Shower

Kitchen (26.44 m<sup>2</sup>) with fireplace

Dining Room (27.18 m<sup>2</sup>) with terracotta floor, colombages/vertical beams and fireplace

Study (24.76 m<sup>2</sup>) with terracotta floors and stairs up

Sitting Room (31.84 m<sup>2</sup>) Terracotta floors and fireplace, stairs leading to bedroom above

First Floor

Mezzanine (10.61 m<sup>2</sup>)

WC and handbasin (2.60 m<sup>2</sup>)

Bedroom 1 (13 m<sup>2</sup>) with velux

Bedroom 2 (10.22 m<sup>2</sup>) with velux

Guest Cottage

Living Room with kitchen corner (47.06 m<sup>2</sup>)

Bathroom (8.38 m<sup>2</sup>) with bath, handbasin and wc

Inner Lobby (9.26 m<sup>2</sup>)

Bedroom (11.89 m<sup>2</sup>)

First Floor

Bedroom (10.25 m<sup>2</sup>) velux

Landing (7.43 m<sup>2</sup>)

Bedroom (11.94 m<sup>2</sup>) velux

Large Barn (72 m<sup>2</sup>)

Garden with mature trees, front courtyard area

Swimming Pool

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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