

Pretty stone farmhouse with converted wine Chai, guest gite and very large swimming pool



INFORMATION

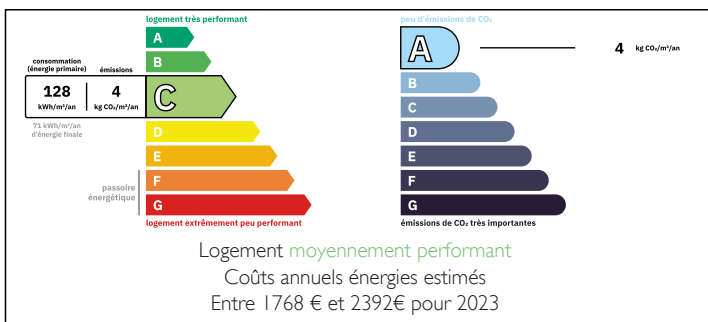
Town:	Loubès-Bernac
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	196 m2
Plot Size:	1485 m2

IN BRIEF

Enjoying a pleasant location along a small country lane, a charming stone house with a beautifully renovated gîte and a large swimming pool located less than 2km from the village with restaurant and shop and only 25km from Bergerac airport, 12km from Pineuilh supermarkets and 15km from Eymet.



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

The main house (148 m²) (note that the roof has recently been redone)

Magnificent reception room in the converted former wine storehouse (58.56 m²) Sliding doors to the terrace and garden, exposed stone walls, reversible air conditioning.

Living room (25 m²) glazed door, wood burner

Kitchen (11.69 m²) recently fitted (2024)

Bedroom 1 (12.63 m²)

En-suite shower room (8.07 m²) with shower, washbasins and WC

First floor :

Mezzanine (8 m²)

WC with washbasins (1.83 m²)

Mezzanine with dressing room (6.39 m²)

Bedroom 2 (11.33 m²) with

Bathroom (4.27 m²) Bath, washbasins

LOCAL TAXES

Taxe foncière: 1140 EUR

Taxe habitation: EUR

The gîte (50 m²) With double glazing, wooden floor and heat pump heating.

Kitchen / Dining room (14 m²)

Living room (16.43 m²) with French doors to terrace
Inner hall (1.83 m²)

Bedroom (12.59 m²)

Bathroom (4.63 m²) with bath, washbasins and WC

Garden to the front of the property

Swimming pool 15 x 6 completely fenced.

Garden gate opens onto the surrounding fields for long walks

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

NOTES