

Elegant country residence with panoramic views, suitable for horses and refined facilities



INFORMATION

Town:	Seyches
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	187 m2
Plot Size:	0 m2

IN BRIEF

Close to a quiet village, this beautifully maintained property harmoniously combines rustic charm with modern comforts.

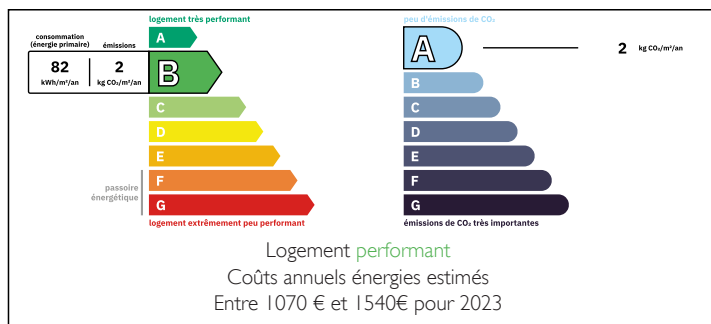
The ground floor reveals a welcoming entrance hall, a refined bathroom, a utility room, a home office, a fully equipped kitchen and a spacious living and dining room bathed in natural light.

Upstairs, the house offers three well-appointed bedrooms, including a luxurious master suite, an additional shower room and a generous balcony overlooking the grounds.

Outside, the estate includes a traditional-style tobacco-curing barn, ideal for conversion, extensive grounds suitable for horses, a serene terrace, a natural spring with a cistern and mature fruit trees.



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 aluminium windows and shutters, compliant drainage system, water softener and energy-efficient heat pump are all top quality features.

An exceptional opportunity for those seeking an authentic lifestyle with elegant touches - perfect for a main residence, a country retreat, or a holiday home in France.

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

LOCAL TAXES

Taxe foncière: 2571 EUR

Taxe habitation: EUR

NOTES