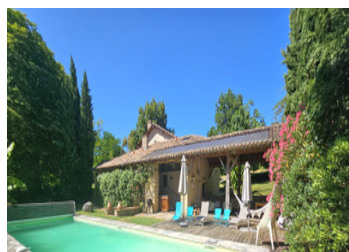


Elegant, spacious, atypical stone property set in 9500m of partially wooded grounds.



INFORMATION

Town:	Tombeboeuf
Department:	Lot-et-Garonne
Bed:	5
Bath:	4
Floor:	235 m2
Plot Size:	9760 m2



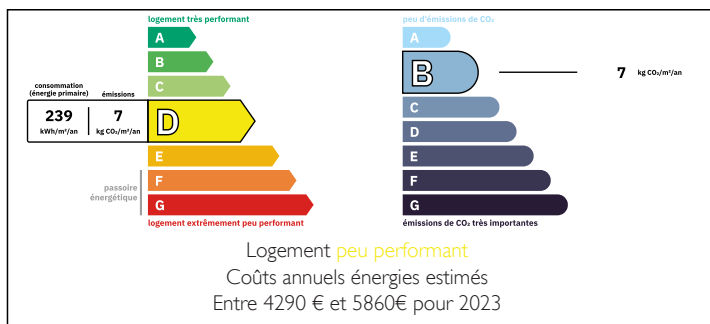
IN BRIEF

UNDER OFFER Nestled in a green setting on the outskirts of Tombeboeuf, this atypical 235 m² longère combines authenticity and spaciousness, just a stone's throw from the village. Its solidity, charm, authenticity and ability to blend into the natural landscape will win you over, offering a peaceful, unspoilt living environment.

The location is one of the major assets of this property: it benefits from the immediate proximity of the usual amenities, tennis courts and the Barthe golf course (9 holes).

The 9760m² grounds are partially wooded with majestic century-old trees and fruit trees, creating a calm and intimate atmosphere. Around the house, the outdoor spaces, carefully designed and integrated into the natural setting, invite you to take full advantage of the garden, the heated swimming pool and the comfort of the pool house. It's a garden that invites you...

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 foncière: 1820 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Inside, you'll be seduced by each room, which reveals the elegance of old-fashioned features: solid wood parquet flooring, terracotta floor tiles, stonework, period fireplaces, high ceilings, volume... A real trip back in time.

On the ground floor, you'll be welcomed by a functional kitchen, perfect for convivial moments and opening onto a small living room. A large corridor leads to 4 bedrooms, two with mezzanine, a bathroom and the staircase to the garden level.

On the garden level, the house features a TV room with a cosy corner and a shower room, followed by a large cathedral lounge with a huge fireplace, a master bedroom with an Italian-style shower and a hammam with its own shower. These spaces guarantee appreciable privacy and open directly onto the outdoor relaxation area, which includes a very large summer lounge, a 14x4m heated swimming pool ideal for relaxing and swimming, and a games area.

House features:

- Natural parquet flooring in hallway, bedrooms and small living room
- Fitted kitchen, terracotta floor tiles
- Television room, pebbled floor
- Garden level with patinated tiles
- Underfloor heating on garden level
- Heat pump, integrated air-conditioning
- Septic tank not compliant but operational
- Solar panels (for resale)
- Play area and pin pong table
- Summer kitchen
- Possibility of buying this property with most of the furniture.

A beautiful house, ideal for a sweet family life or a second home project out of sight.

The property also includes a garage with wooden sheds.

Bergerac airport is 45 minutes away. Marmande and Villeneuve sur Lot...