

Stone property in elevated position (Floor plan available by request)



INFORMATION

Town:	Esclottes
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	1468 m2

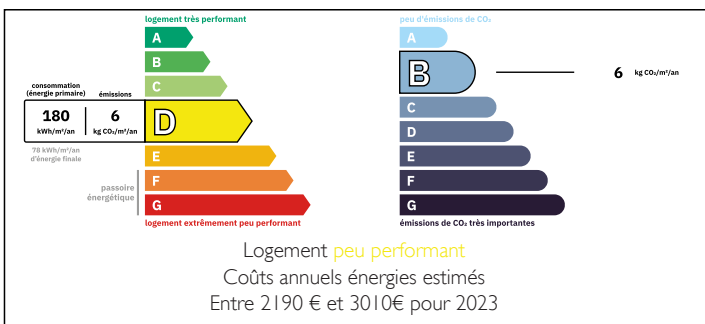


IN BRIEF

This stone property was built between 2006 and 2007 on the ruins of an old 18th-century fortified house, using traditional materials to recreate all the authentic charm of a classic French home. Constructed entirely in natural stone ("en pierre"), the walls incorporate brick between two layers of stone, improving both insulation and structural strength while maintaining a rustic aesthetic.

The architecture faithfully reflects the character of traditional regional houses. While traditional in appearance, the property benefits from the comfort and reliability of early 21st-century construction.

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 entrance is via a veranda, the perfect spot to enjoy a morning coffee or the afternoon sunshine. From here, two doors give access to the house: one leading directly into the living/dining room and the other into the main hallway.

To the left of the hallway, the living/dining room offers a welcoming space with tiled floors, exposed beams, and an open fireplace, creating a warm and inviting atmosphere. To the right are two comfortable bedrooms and a large, light-filled bathroom, elegantly decorated in blue and white tones, featuring a spacious pebble-floor walk-in shower, pedestal sink, and bidet.

The kitchen is fully equipped, with tiled worktops, a farmhouse-style sink, a beautiful range cooker, and a dishwasher. A separate utility room/pantry provides additional storage and a convenient space for laundry.

A tiled staircase with wooden stair-nosing leads to the first floor, where a bright landing opens onto two further bedrooms, a family bathroom, and a separate WC.

This level also includes a large room of approximately 40 m², offering excellent potential to be used as a master suite, artist's studio, or additional living area. Adjoining this space is a pleasant sitting room, ideal for relaxing or entertaining. From several of the upstairs windows, there are beautiful open views across the surrounding countryside, filling the rooms with natural light and reinforcing the home's peaceful rural character.

Outside, the garden is planted with rose bushes and mature fruit trees (fig, almond, pear, apple, and more) and is bordered on three sides by...

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES