

Between Bergerac and Villeneuve, 7 minutes from a golf course, large stone house in a quiet location.



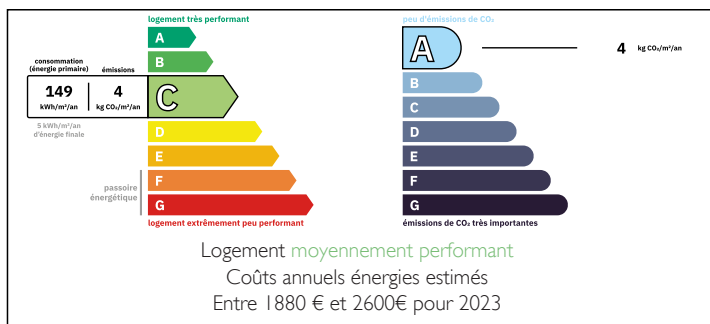
## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Beaugas        |
| Department: | Lot-et-Garonne |
| Bed:        | 3              |
| Bath:       | 1              |
| Floor:      | 165 m2         |
| Plot Size:  | 30000 m2       |

## IN BRIEF

Discover a true haven of peace, a characterful stone house in an ideal location. This exceptional property is set on a private estate of over 3 hectares, completely secluded and accessible via a private driveway. The grounds are beautifully wooded with pine and oak trees, guaranteeing absolute tranquillity, with no neighbours or overlooking properties. The house itself has been designed with high-quality materials that emphasise its authenticity and charm. It is organised around a huge, light-filled veranda, which serves as an additional living room, complete with an ideal open fireplace. The interior offers high-quality features: a fully equipped and functional kitchen, a living room opening onto an intimate patio, and three good-sized bedrooms, a separate dressing room, a full bathroom and a separate toilet. The living room opens onto a pool area with a canopy. A garage and...

## ENERGY - DPE



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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 house is a single-storey property of approximately 165m<sup>2</sup> divided into:

- A 49m<sup>2</sup> living room with open fireplace
- A fully equipped 27m<sup>2</sup> kitchen
- A 32m<sup>2</sup> lounge
- An intimate 21m<sup>2</sup> patio
- A 16m<sup>2</sup> bedroom
- An 11m<sup>2</sup> bedroom
- A bedroom of 11m<sup>2</sup>
- A bathroom/shower room of 9m<sup>2</sup>
- A dressing room of 6m<sup>2</sup>
- A garage also serving as a boiler room and laundry room of 25m<sup>2</sup>

The swimming pool measures 4m x 8m, is chlorinated and has a new liner. It can be heated by a heat pump.

Heating and hot water are provided by a heat pump.

Reversible air conditioning is installed in the living room and lounge.

Sewage is treated via a septic tank that complies with current standards.

Access to the property is via a private driveway closed by an electric gate.

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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 foncière: 950 EUR**

**Taxe habitation: EUR**

## NOTES