

## Charming 3 bed stone house set in a beautiful location with barn, four person gite and in-ground pool



## INFORMATION

Town:	Dausse
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	3185 m2



## IN BRIEF

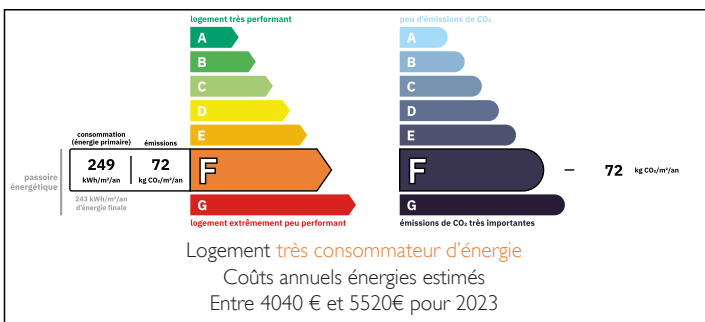
This beautifully refurbished stone house offers charm, comfort and excellent investment potential. Set in 3,185 m<sup>2</sup> of fully enclosed mature gardens, the property is ideally located just 20 minutes from Villeneuve-sur-Lot and 10 minutes from a local train station with direct access to Toulouse and Agen.

The main house benefits from central heating and double glazing, ensuring year-round comfort. A separate T3 gîte provides an attractive rental income opportunity, perfect for holiday lets or long-term tenants.

A large stone barn in excellent condition of 170m<sup>2</sup> offers significant conversion potential, whether for additional accommodation, a workshop, or a home business. The swimming pool and landscaped grounds create a peaceful setting ideal for family life or a holiday retreat.

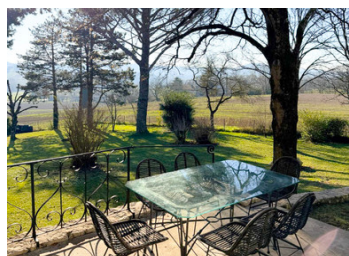
This property is a rare opportunity to purchase a fully updated home with multiple revenue possibilities in a sought-after area.

## 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

Tucked away in a peaceful hamlet and surrounded by rolling landscapes, this beautifully refurbished stone house offers an exceptional combination of elegance, tranquillity and potential. Accessed through secure gates, the property opens onto an attractive courtyard with parking and is set within 3,185 m<sup>2</sup> of fully enclosed, mature grounds.

The ground floor includes:

- 26 m<sup>2</sup> dining area
- 26 m<sup>2</sup> sitting room
- 18m<sup>2</sup> kitchen and a
- 4m<sup>2</sup> shower room with WC

1st floor:

- 2 x 19 m<sup>2</sup> bedrooms
- 1 x 18m<sup>2</sup> bedroom

Central heating and double glazing ensure year-round comfort.

Exterior and outbuildings

A 170 m<sup>2</sup> stone barn provides a games room, abri, storage and an office, with scope for further conversion (subject to required permissions).

A charming T3 gîte with its own access and terrace offers ideal guest or rental accommodation.

Enclosed swimming pool overlooks the surrounding hills.

Just moments from Dausse and its amenities, the property is also close to Villeneuve-sur-Lot and a nearby train station with direct links to Toulouse and Agen.

The wider Lot et Garonne region is celebrated for its natural beauty, gastronomy and strong appeal to both residents and visitors.

Further photos and a floor plan are available on request.

## LOCAL TAXES

Taxe foncière: 1305 EUR

Taxe habitation: EUR

## NOTES