

Exquisitely renovated 3-bed, 3-bath stone farm with guest houses, pool and barn set in "Country Life" gardens

EXCLUSIVE



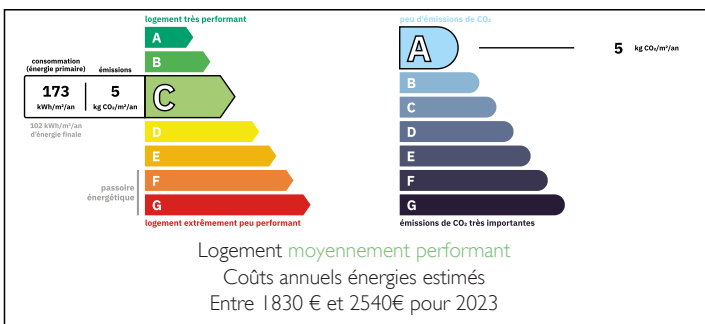
## INFORMATION

Town:	Parranquet
Department:	Lot-et-Garonne
Bed:	6
Bath:	5
Floor:	310 m2
Plot Size:	15351 m2

## IN BRIEF

This exceptionally restored stone farmhouse offers refined country living between three sought-after bastide towns on the Dordogne and Lot-et-Garonne border. The beautifully crafted main house provides three double bedrooms, each with its own en-suite bathroom, finished with the finest traditional materials and impeccable style. A connected two-bedroom self-contained apartment and a separate one-bedroom guest house offer superb flexibility for extended family, guests or rental income. A large barn adds further potential. The landscaped gardens are truly remarkable, with sweeping lawns, wildflower meadows and a pond framed by exquisite planting. A large in-ground swimming pool with terrace enjoys panoramic countryside views, creating a private and tranquil retreat in one of south-west France's most desirable settings. Early viewing strongly recommended.

## 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

Approached along a quiet country lane, this beautifully restored stone 'corps de ferme' immediately conveys a sense of authenticity and refinement. Traditional materials have been used throughout, yet the overall effect is one of understated contemporary elegance.

Entry is via a generous covered terrace — an inviting threshold that sets the tone for relaxed outdoor living. Stepping inside, you arrive in the impressive double-height salon (8.3m x 5m); an grand yet welcoming space. The chic colour palette and lime/hemp plaster finishes create warmth and texture, while the scale of the room gives a wonderful sense of volume and light. It is a space designed as much for intimate winter evenings as for larger gatherings.

## LOCAL TAXES

**Taxe foncière: 1 620 EUR**

**Taxe habitation: EUR**

To the left, the dining room (4.6m x 3.9m) benefits from windows to two aspects, drawing in natural light and framing garden views. Beyond, the open kitchen (4.7m x 3.9m) enjoys far-reaching views over the surrounding countryside. From here, doors open directly onto a substantial decked terrace — perfectly positioned for evening apéritifs as the sun sets across the landscape.

Beyond the main salon lies a more intimate sitting room (4.7m x 3.9m), ideal as a snug, library or television room, with a conveniently placed ground-floor WC alongside. A beautiful wooden staircase rises to a galleried landing overlooking the principal living space, enhancing the sense of architectural cohesion. Upstairs are three double bedrooms (3.5m x 3.4m; 3.8m x 2.7m; 3.5m x 2.8m), each with its own en-suite bathroom with tadelakt plaster, offering privacy...

## NOTES