

## Charming village stone house with château views, 3 bedrooms, new roof and development potential



EXCLUSIVE

## INFORMATION

Town:	Loubès-Bernac
Department:	Lot-et-Garonne
Bed:	3
Bath:	3
Floor:	154 m2
Plot Size:	562 m2



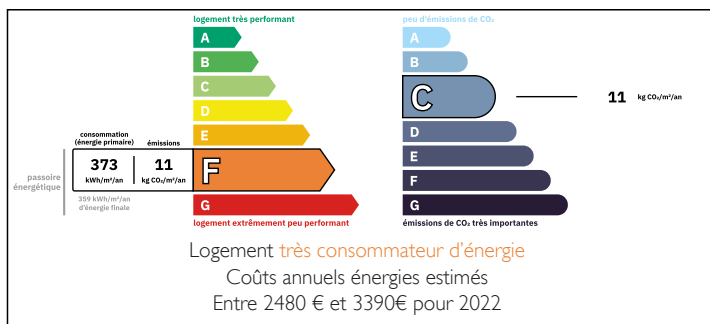
## IN BRIEF

Accessed from a small no-through lane in the heart of a thriving village, this charming stone home enjoys lovely views towards the village church, historic lavoir and a nearby château. Arched glazed doors open into an entrance hall leading to a recently installed kitchen (2021) with château views, open plan to the dining area and filled with natural light. At the end of the house, the salon is triple aspect with exposed stone walls, beams and a woodburner, creating a warm and inviting living space.

The main accommodation includes three bedrooms, one with en-suite, together with a separate shower room and newly fitted bathroom. A staircase leads down to a lower ground floor room with balcony, ideal as a studio or snug, which would benefit from some updating.

An additional annex space with gallery and separate entrance offers exciting potential...

## 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

Tucked away in a small no-through lane in the heart of a thriving village, this charming stone home enjoys lovely views towards the village church, historic lavoir and a nearby château.

Arched glazed doors open into an entrance hall leading to a recently installed kitchen (2021) with château views, open plan to the dining area and filled with natural light.

At the end of the house, the characterful salon is triple aspect with exposed stone walls, beams and a woodburner, creating a warm and inviting living space.

The house offers comfortable single-level living across the main floor. Also on this level are three bedrooms, including one with en-suite shower room, together with a second shower room and a recently installed family bathroom.

Steps from the salon lead down to a lower ground floor room of good ceiling height with a glazed balcony and countryside views. This versatile space could make an ideal office, studio or additional sitting room and would benefit from some updating to fully realise its potential.

From the corridor you can access the annex area which remains to be renovated. This full-height space includes an internal gallery, a window overlooking the second lane and access to an unused entrance hall with separate door to the lane. This flexible area offers excellent potential to extend the living accommodation or create a separate unit with its own entrance (subject to planning).

Outside, a small courtyard near the entrance enjoys open views towards the village church, lavoir and château....

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES