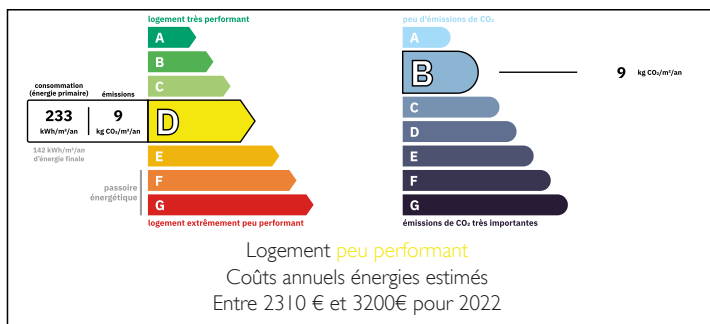


Delightful renovated property offering 2 separate dwellings each with its own swimming pool and outdoor areas



ENERGY - DPE



INFORMATION

Town:	Allemans-du-Dropt
Department:	Lot-et-Garonne
Bed:	6
Bath:	5
Floor:	208 m2
Plot Size:	8994 m2

IN BRIEF

Nestled in a tranquil countryside setting just 5 minutes from Allemans-du-Dropt and 10 minutes from Eymet, this charming stone farmhouse offers the perfect blend of character, comfort and versatility. Set within 2.2 acres of landscaped gardens, paddock and woodland, the property features six bedrooms, five bathrooms, two swimming pools and flexible accommodation ideal for extended family living or holiday rental income.

Currently arranged as a spacious three-bedroom main house and an independent three-bedroom gîte, each enjoys its own terrace and private pool, ensuring complete privacy for owners and guests alike. Exposed stone walls, original beams, a bespoke fitted kitchen and generous living spaces enhance the home's authentic appeal.

With a workshop, pool house, garden shed and beautiful rural views, this is an exceptional lifestyle

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.



LOCAL TAXES

Taxe foncière: 1900 EUR

NOTES

DESCRIPTION

Whether you're seeking a spacious family home, a multi-generational property, or a home with income potential, this versatile residence delivers. The house is currently arranged as a main residence with an independent three-bedroom gîte, allowing owners and guests to enjoy complete privacy. Each section benefits from its own terrace and swimming pool, making it ideal for holiday rentals or visiting family and friends.

Set within attractive landscaped gardens, the grounds extend to approximately 8,994m² (2.22 acres) and include lawns, a paddock, and an area of mature woodland.

Main House

Ground Floor

Entrance/boot room (4.74m²) with tiled floor

Guest WC (2.30m²)

Spacious lounge/dining room (33m²) with wood-burning stove

Newly installed bespoke fitted kitchen (18m²)

Utility room (7.26m²)

Bedroom 1 (12.43m²) with en-suite shower room (3m²)

First Floor

Landing/office area (9m²)

Bedroom 2 (12.30m²) with en-suite shower room (5.83m²)

Bedroom 3 (10.30m²) with en-suite bathroom (5.75m²)

Additional room (7.18m²), suitable as a nursery, dressing room or study

Guest Accommodation / Gîte

Living room (18m²) with traditional terracotta tiled floors

Fully fitted kitchen/dining room (18.55m²)

Corridor (5m²)

Bedroom 1 (12m²) with en-suite bathroom

Bedroom 2 (14.10m²)

Family bathroom (4m²)

Bedroom 3 (11m²)