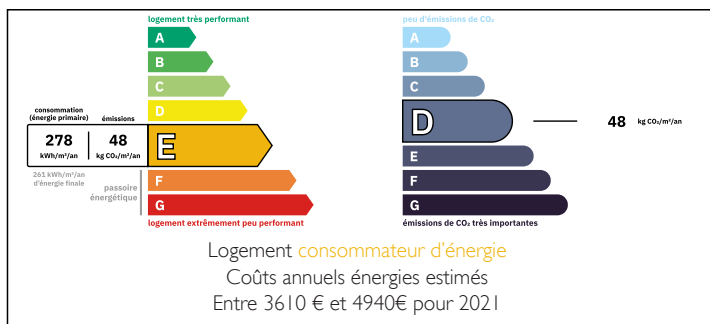


Rustic farmhouse in glorious position overlooking open fields with no near neighbours..



ENERGY - DPE



INFORMATION

Town:	Sainte-Livrade-sur-Lot
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	3200 m2

IN BRIEF

For lovers of rustic charm, stone walls and exposed beams this house has the lot!

Situated in the rolling hills just south of the river Lot, with beautiful open countryside views this stone single floor home offers:

- hallway leading to open plan fitted kitchen and dining room
- large lounge with fireplace with insert wood burner
- mezzanine level suitable for office space or library
- office with stained glass window
- 3 good sized bedrooms (2 with stained glass windows)
- bathroom with shower
- separate WC
- boiler room
- garden room
- long covered terrace with built in barbeque
- large stone barn 260m2 with workshop and potting shed
- separate colombage studio with bathroom space

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

Situated 3 kms south of the large riverside town of Ste Livrade sur Lot with its famous Friday morning market, supermarkets and banks.

15 kms from Villeneuve sur Lot with shops, hospitals, and cultural activities.

More photos available, please ask?

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES