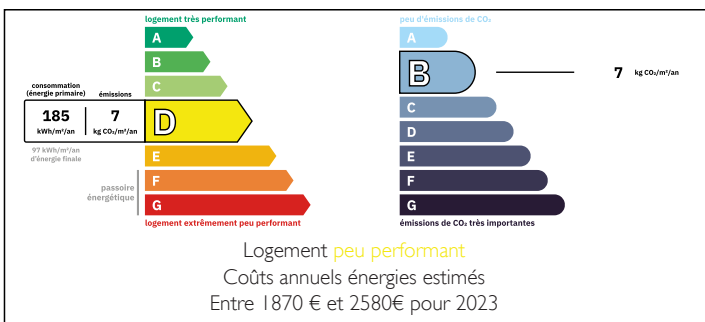


Beautiful stone property with pool, breathtaking vineyard views and 3 flexible living areas



## ENERGY - DPE



## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Loubès-Bernac  |
| Department: | Lot-et-Garonne |
| Bed:        | 5              |
| Bath:       | 5              |
| Floor:      | 300 m2         |
| Plot Size:  | 34365 m2       |

## IN BRIEF

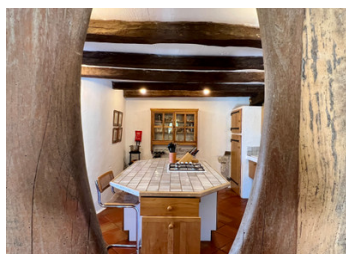
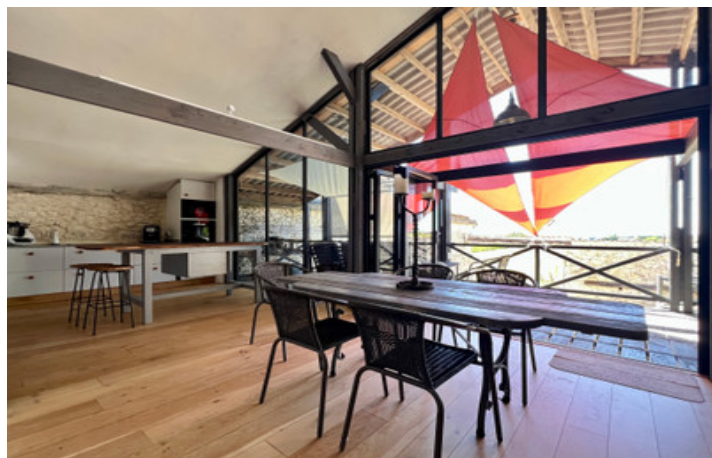
A charming stone property enjoying breath-taking views across the surrounding vineyards, with a swimming pool and a wonderfully flexible layout. Set in a peaceful countryside setting, the property is arranged as three interconnected living areas, each retaining its own character and offering excellent potential for family living, guests or rental use.

The renovated former barn offers a ground-floor bedroom, shower room and study, with a spacious first-floor living area and kitchenette. The historic house features a generous lounge, kitchen and dining room, two bedrooms and two shower rooms, plus a delightful dovecote providing an additional bedroom. The original house includes a living room, kitchen and shower room on the ground floor, with a further bedroom, shower room and mezzanine above.

Outside, the property benefits from a swimming pool, carport and beautiful vineyard views. Loubès-Bernac 1km, Duras 12km, Eymet 14km and...

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: 1424 EUR**

## NOTES

## DESCRIPTION

### PROPERTY OVERVIEW

Character property offering exceptional flexibility. Currently arranged as three separate, independent living units, but the property could equally be configured as one large family home.

Each unit has its own character and charm.

Double glazing and fibre-optic internet throughout.

Set within a generous plot combining gardens and wooded areas.

**HOUSE 1 – BARN CONVERSION** The most modern of the three units, offering excellent comfort and contemporary features: Double glazing - Reversible air-conditioning units - Underfloor heating- Private walled courtyard garden

Ground Floor – 48 m<sup>2</sup>

Open-plan space incorporating: Office area, Bedroom, En-suite shower room, Separate WC, Utility room

First Floor – 48 m<sup>2</sup>

Spectacular, spacious and light-filled livingroom, dining area and kitchen.

Patio doors opening onto a balcony/terrace.

**HOUSE 2 – CHARACTER HOUSE**

Full of rustic charm, with exposed stone, beams and wooden floors.

Ground Floor

Open-plan Living Room – 43 m<sup>2</sup>, tiled floor and wood-burning stoves

Dining Room & Kitchen – 31.28 m<sup>2</sup>

Utility Room / Shower Room – 5 m<sup>2</sup>

First Floor

Landing – 17 m<sup>2</sup>

Bedroom 1 – 20 m<sup>2</sup>, with WC and handbasin

Shower Room – 3.54 m<sup>2</sup>, with WC

Bedroom 2 – 14.30 m<sup>2</sup>

Stairs from landing to second floor

Second Floor

Bedroom 3 – 25 m<sup>2</sup>, situated in the pigeonier, with WC and handbasin

**HOUSE 3**

Ground Floor

Sitting Room – 17.80 m<sup>2</sup>

Dining Room – 28 m<sup>2</sup>