



LOCATION, WONDERFUL VIEWS, BEAUTIFUL ROOMS, EDGE OF VILLAGE, A MOULIN; THIS IMPRESSIVE 18C PROPERTY HAS IT ALL

LOCATION, WONDERFUL  
VIEWS, BEAUTIFUL ROOMS,  
EDGE OF VILLAGE, A  
MOULIN; THIS IMPRESSIVE  
18C PROPERTY ...



PROPERTY FACT FILE	
REFERENCE	A30984AT47
PRICE	€ 999,000 £ 826,772* *agency fees included: 5 % TTC to be paid by the buyer (951 430 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	305 m <sup>2</sup>
LAND	31309 m <sup>2</sup>
TOWN	Loubès-Bernac
DEPARTMENT	Lot_et_Garonne
LOCATION	Close to golf course
TYPE	Maison de Vacances, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Fabulous end of chemin location, walk to village
- Beautiful views, mature trees, pool. In 3 hectares
- Grand full height rooms with beams and mosaics
- Spacious covered terrace, stone fireplace
- Ancient windmill (moulin) for guests or staff

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Location, location, location. You access this impressive property set in 7.7 acres via a long driveway bordered by hedges, and past the charming moulin. There are mature trees and mesmerising views across the valley.

This beautiful home is used by the current owner to entertain friends

## DESRIPTIF

### Inside

Lounge & dining room: very spacious full height room with terracotta mosaic & wood floor, stone walls, arch windows, open fireplace, bar, impressive cartwheel light fittings 118.56 m<sup>2</sup>.

Kitchen: (19.85 m<sup>2</sup>) with dishwasher, built-in oven, hob, fryer, microwave, sink, fitted units. Access to the front terrace and driveway, and to the pool terrace and the hall.

Hall : terracotta tiles, area presently used as an office with external door to front garden, and a door to the rear terrace. Access to bedrooms, WC, and to the pool terrace 18.86 m<sup>2</sup>, plus office area 17.22 m<sup>2</sup>.

Master bedroom suite: with full height ceiling, wonderful mosaic floor and access to a private terrace 40.71 m<sup>2</sup>.

En-suite: a spacious room with double sink, WC, and cabin shower and heated towel rail 10.94 m<sup>2</sup>.

Bedroom 2: window to the front garden, terracotta floor 14.14 m<sup>2</sup>.

En-suite: shower, bidet, double hand-basin, mosaic tiles 5.08 m<sup>2</sup>.

Bedroom 3: window to the front garden, fitted wardrobes, carpet 15.35 m<sup>2</sup>.

En-suite: shower cabin, bidet, WC, bath, double hand basin 8.55 m<sup>2</sup>.

WC: toilet, terracotta floor

Bedroom 4: this is accessed via stairs in the lounge, velux window and access to a further storage area 7.73 m<sup>2</sup>.

### Windmill / Moulin

Set away from the main house, ensuring privacy is the charming former windmill. There is a sitting area, a kitchen and a bathroom on the ground floor. On the next floor there is a bedroom, and above a further room. The building has its own heating. It needs updatin



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30984AT47>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

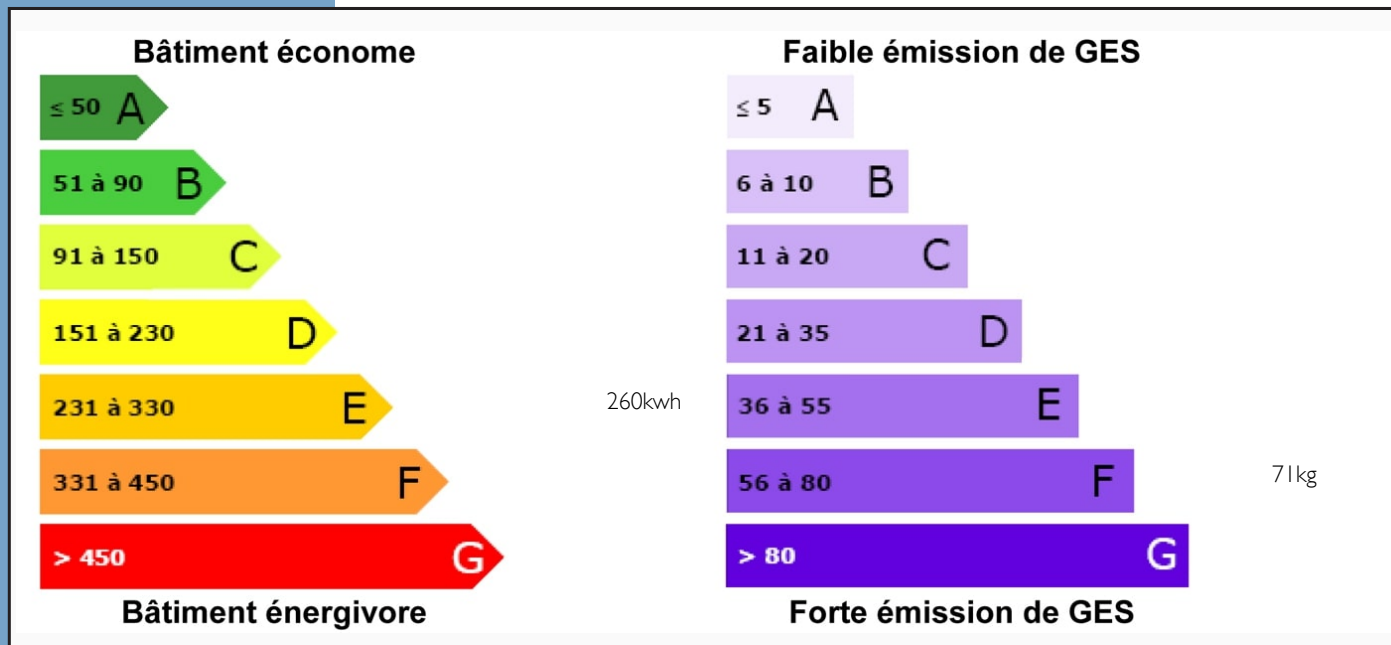
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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