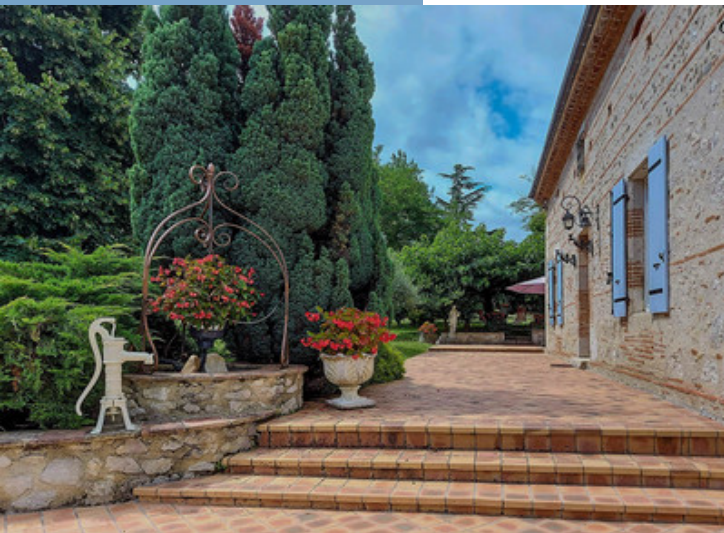




## CHARMING RESIDENCE: PERIOD BEAMS, CATHEDRAL LIVING ROOM, WOODED PARK, OUTBUILDINGS, AND MODERN COMFORT



CHARMING RESIDENCE:  
PERIOD BEAMS,  
CATHEDRAL LIVING  
ROOM, WOODED PARK,  
OUTBUILDINGS, AND  
MODERN COMFO...



PROPERTY FACT FILE	
REFERENCE	A28818SEF47
PRICE	€ 510,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	201 m <sup>2</sup>
LAND	8549 m <sup>2</sup>
TOWN	Fals
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Other Drainage, Garage, Barns - outbuildings
*Price based on current exchange rate which is subject to change	





- Timeless charm.
- Bright cathedral living room.
- Custom-made kitchen
- Large wooded park
- Included ten-year warranty

CHARMING RESIDENCE:  
PERIOD BEAMS,  
CATHEDRAL LIVING  
ROOM, WOODED PARK,  
OUTBUILDINGS, AND  
MODERN COMFO...  
Ref : A28818SEF47

Discover this haven of peace in Fals, near Caudecoste, where charm and modernity meet in an exceptional house. With its period beams and cathedral living room, it offers a bright and warm space. The custom-made kitchen, comfortable bedrooms, and large mezzanine provide an ideal living environment. Outside, a vast wooded park,

## DESCRIPTIF

Light and Serenity in Fals: Discover this Unmatched Haven of Peace

Welcome to this exceptional residence nestled in the heart of the charming village of Fals, just a few steps from Caudecoste, where authenticity and refinement come together to offer an incomparable living experience. This unique property opens its doors to a world of tranquility and beauty, where every detail tells a story and every moment is an invitation to the sweetness of life.

As soon as you step inside this home, you will be immediately captivated by its timeless charm and warm atmosphere. The magnificent period beams and exposed stone walls testify to the prestigious past of this house, while modern touches bring a touch of contemporary comfort.

Immerse yourself in the tranquility of the Lot-et-Garonne countryside as you stroll through the picturesque streets of Fals, where every step is an invitation to contemplation. With its ideal exposure, this house enjoys exceptional brightness throughout the day, creating a splendid living environment where it is pleasant to live, work, and relax.

The heart of this residence is undoubtedly its vast cathedral living room, dominated by a majestic fireplace with insert, a symbol of conviviality and well-being. Imagine yourself relaxing in this bright and welcoming space, open to a mezzanine upstairs, creating a feeling of space and freedom.

The custom-made kitchen, crafted from solid wood, is a true living space where conviviality is honored. Semi-open to the



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A28818SEF47>

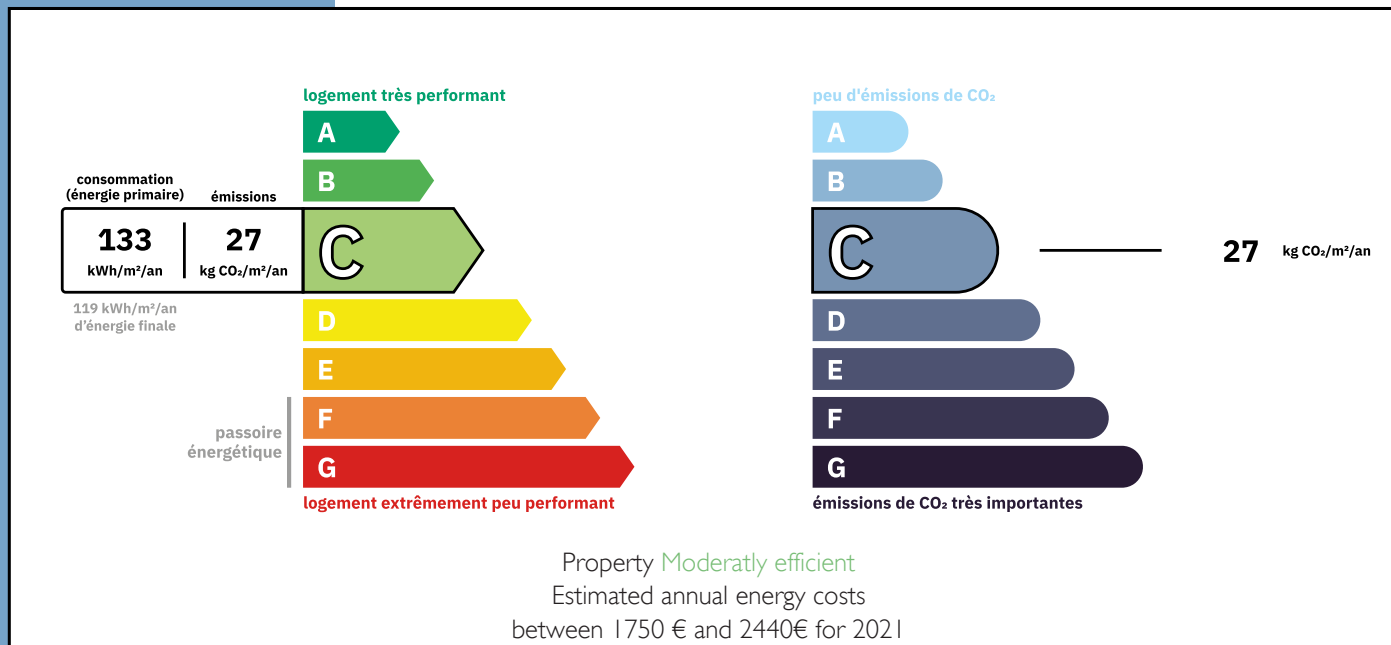
COMPLETE FILE AND PHOTO ON REQUEST

CHARMING RESIDENCE:  
PERIOD BEAMS, CATHEDRAL  
LIVING ROOM, WOODED  
PARK, OUTBUILDINGS, AND  
MODERN COMFO...

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

Ref : A28818SEF47

## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A28818SEF47  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)