



MAGNIFICENT FULLY RENOVATED COUNTRY HOUSE BY THE CANAL WITH SWIMMING CORRIDOR POOL AND LARGE MATURE GARDENS

MAGNIFICENT FULLY
RENOVATED COUNTRY
HOUSE BY THE CANAL
WITH SWIMMING
CORRIDOR POOL AND
LARGE MATURE ...



PROPERTY FACT FILE	
REFERENCE	A38090SR547
PRICE	€ 579,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	279 m ²
LAND	7805 m ²
TOWN	Lagruère
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage
*Price based on current exchange rate which is subject to change	



- Fully renovated to a high standard
- By the canal
- Fabulous secluded pool
- Lots of character
- Tranquil setting

MAGNIFICENT FULLY
RENOVATED COUNTRY
HOUSE BY THE CANAL
WITH SWIMMING
CORRIDOR POOL AND
LARGE MATURE ...

Ref : A38090SRS47

Looking for a property that combines elegance, tranquility and country living? Discover this exceptional country house of 279m2 nestled in 7805m2 of landscaped gardens in the pretty village of Lagruere on the banks of the canal Lateral à la Garonne halfway between Bordeaux and Toulouse, with easy access to Bordeaux, Toulouse and Bergerac

DESCRIPTIF

Garden level and Ground Floor

Lounge with library area and open fireplace (37,3m2)

Fully fitted kitchen installed in 2023 (20,9m2)

Dining room (19,2m2)

Office/Bedroom (23,4m2)

Bedroom 1 with views of the canal (15m2)

Bathroom

WC

Laundry room

1st Floor

Bedroom 2 with views of the canal and the covered terrasse (24,4m2)

Bathroom

Bedroom 3 with canal views (16,4m2)

Bathroom

WC

2nd Floor

Bedroom 4 overlooking the covered terrasse (15,3m2)

Bedroom 5 overlooking the pool (22m2)

Exterior

Large mature gardens with fruit trees, fully enclosed with electric gates (7805m2).

Covered patio (41m2)

Tabacco drying barn (80m2)

Traditional built salt pool, 13m x 3m

Recent Works

Rendering of exterior walls

Installation of the pool

Biomasse central heating system with heat pump and aircon

Double glazing

New VMC system

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38090SRS47>

COMPLETE FILE AND PHOTO ON REQUEST



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

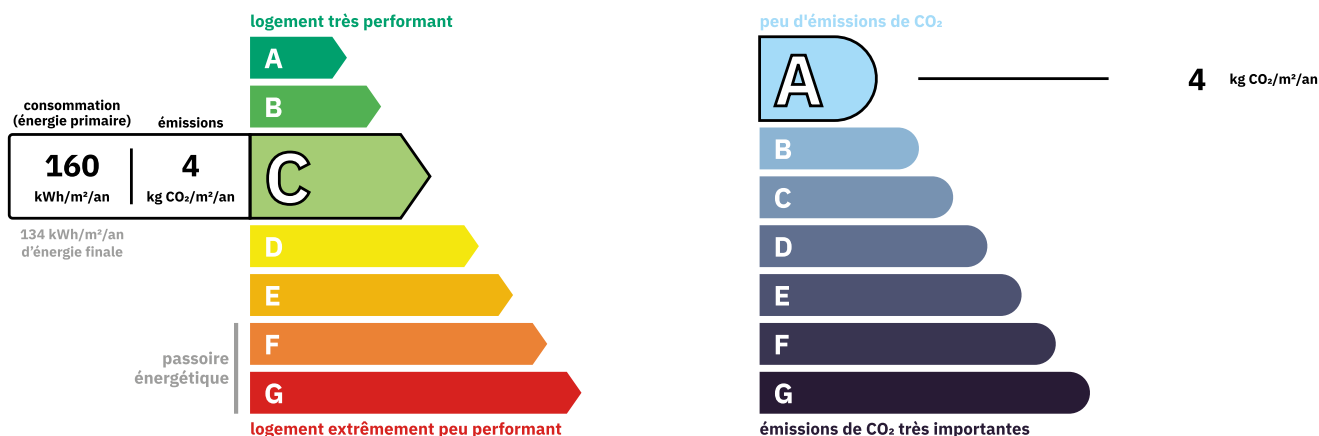
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

MAGNIFICENT FULLY
RENOVATED COUNTRY
HOUSE BY THE CANAL WITH
SWIMMING CORRIDOR POOL
AND LARGE MATURE ...

Ref : A38090SRS47

ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 3450 € and 4710€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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 : A38090SRS47
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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