



CHARMING RENOVATED 5-BEDROOM  
COUNTRY HOME WITH POOL, GARDEN &  
FLEXIBLE LAYOUT



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5-BEDROOM COUNTRY  
HOME WITH POOL,  
GARDEN & FLEXIBLE  
LAYOUT ...



## PROPERTY FACT FILE

REFERENCE	A38165NJD47
PRICE	€ 689,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (650 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	290 m <sup>2</sup>
LAND	20000 m <sup>2</sup>
TOWN	Espiens
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

\*Price based on current exchange rate which is subject to change





- Landscaped garden with stunning vineyard views
- 11m x 5m saltwater swimming pool (2.2m depth)
- 5 Bedrooms | 2 Bathrooms | 2 WCs
- Energy-efficient renovation throughout
- Covered carport and enclosed garage

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Nestled in the peaceful countryside just 7 minutes from the market town of Nérac, this beautifully renovated 5-bedroom home blends character, comfort, and flexibility. Surrounded by vineyards and landscaped gardens, it features a saltwater pool, excellent energy efficiency, and inviting indoor/outdoor living spaces.

## DESCRIPTIF

### Approach & Setting:

Accessed via a peaceful private road near the picturesque hilltop village of Espiens, this property offers a true sense of arrival and seclusion. Nestled within expansive, landscaped gardens and surrounded by rolling countryside and vineyards, the home provides a serene rural retreat.

### Interior Layout:

On the ground floor, a spacious 30m<sup>2</sup> open-plan kitchen and dining area opens through glass sliding doors onto the garden, creating an ideal space for indoor-outdoor living. A bright 27m<sup>2</sup> living room extends to the front terrace and pool, while a large 21m<sup>2</sup> laundry and utility room offers practical access to a rear courtyard. There is an office or formal dining room with stairs to the first floor and a WC on this level for added flexibility.

The guest or annexe wing includes two bedrooms (23.5m<sup>2</sup> and 10m<sup>2</sup>), a modern 7m<sup>2</sup> shower room, a 7m<sup>2</sup> dressing room, a separate WC, and a generous 28m<sup>2</sup> workshop. Each room in this wing enjoys direct access to the garden through sliding doors, offering comfort and independence for visitors or potential renters.

Upstairs, the first floor has three generously sized bedrooms. Bedroom three (28.5m<sup>2</sup>) overlooks the pool and gardens, while bedrooms four (22m<sup>2</sup>) and five (30m<sup>2</sup>) feature charming sloped ceilings. A spacious 14.5m<sup>2</sup> family bathroom includes double sinks, a bath, shower, and dual-aspect windows. A separate WC completes the upper level.

### Exterior & Grounds:

Set within beautifully maintained grounds, the prop

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38165NJD47>

COMPLETE FILE AND PHOTO ON REQUEST



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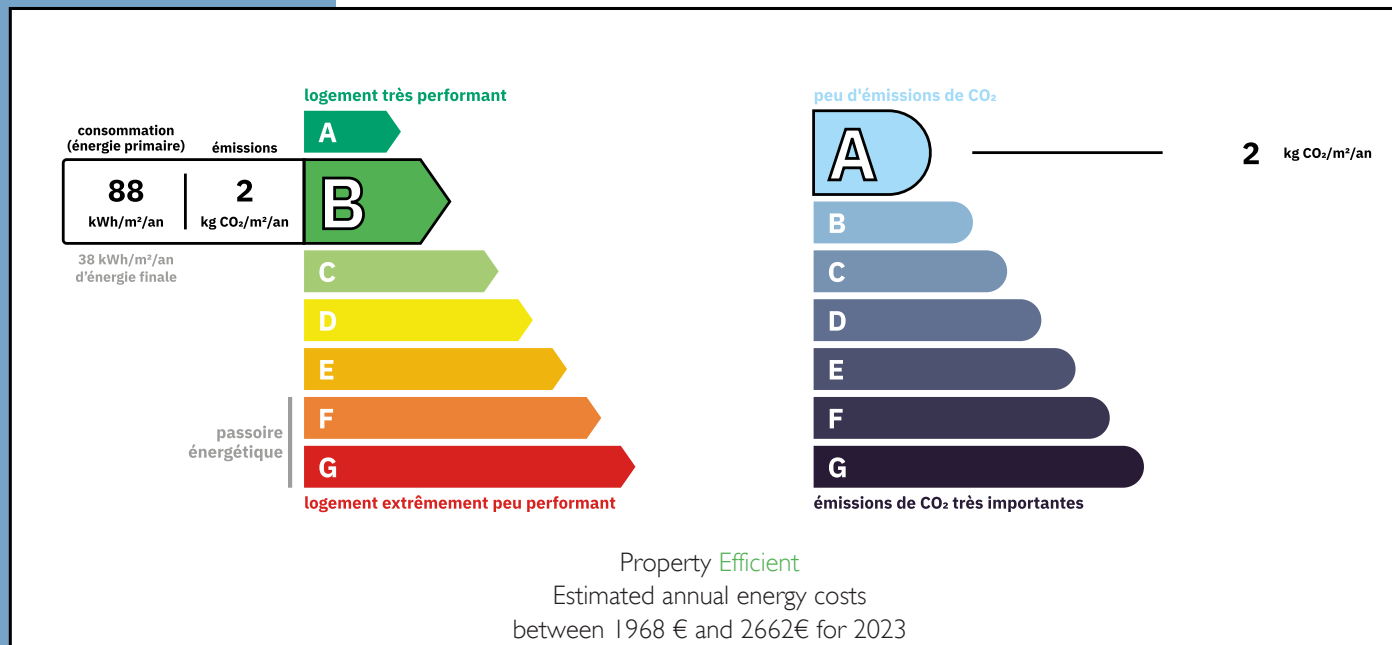
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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AND PHOTOS  
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