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## House for sale near Serignac Peboudou in Lot-et-Garonne

Serignac Peboudou , Lot-et-Garonne , Nouvelle Aquitaine



**€540,000**

inc. of agency fees

3 Beds 2 Baths 230 sqm 0.44 ha

A charming stone house with character located in an elevated position with panoramic views. Only a 10 minute drive to Lauzan or Castillonas...

### At a Glance

**Reference** MFH-AES11137-EY

**Bed** 3

**Land** 0.44 ha

**Near to** Serignac  
Peboudou

**Bath** 2

**Pool** No

**Price** €540,000

**Hab.Space** 230 sqm

**Land Tax** N/A

### Property Description

A charming stone house with character located in an elevated position with panoramic views. Only a 10 minute drive to Lauzan or Castellonnas with shops and restaurants. The current owners have upgraded the house in recent years to include wooden double glazing & gas central heating. There is a detached stone cottage which could easily be converted into habitable space, and a large detached stone barn of 104 m<sup>2</sup>. The property has 2 receptions, kitchen, utility room bedroom with en-suite bathroom on the ground floor. Upstairs there is a mezzanine bedroom and a principle bedroom of 60 m<sup>2</sup> with an en-suite shower room which could easily be divided into at least 2 or 3 bedrooms. Outside the terrain is 4,400 m<sup>2</sup> with a selection of trees, old Windmill ruin with far reaching views. Habitable space: 230 m<sup>2</sup>

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€540,000

Key Information

Internal Area:	230 sqm
Land Area:	0.44 ha
Floor:	2

Property Features:

- Gas Central Heating

Location: Nouvelle Aquitaine



## Gallery



















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**S. and L. BROWN**



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