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Countryside house for sale near Pardaillan in Lot-et-Garonne

Pardaillan , **Lot-et-Garonne** , **Nouvelle Aquitaine**



€663,575

inc. of agency fees

5 Beds 1 Baths 230 sqm 1 ha

Reached by a small country lane and , this beautifully renovated stone property with a guest cottage/gite, outbuildings and swimming...

At a Glance

Reference	MFH-AES11829-EY	Near to	Pardaillan	Price	€663,575
Bed	5	Bath	1	Hab.Space	230 sqm
Land	1 ha	Pool	Yes	Land Tax	N/A

Property Description

Reached by a small country lane and , this beautifully renovated stone property with a guest cottage/gite, outbuildings and swimming pool, sits in an elevated position with superb panoramic views over the surrounding countryside. The main house has been renovated in keeping with the character of the property and offers 156 m² of light and airy living space, with spacious covered terraces on the South and East facades from which to enjoy the uninterrupted views. The ground floor accommodation comprises of a large kitchen/dining room with French doors leading to a sitting room, with an adjoining further reception area (currently used as a study/snug area), and a downstairs cloakroom/wc. On the first floor is a master bedroom with en-suite shower room and dressing room, 2 spacious double bedrooms and a large bathroom. The property has several outbuildings arranged around an attractive courtyard including a pretty guest cottage gite (converted pigeonier), comprising of an open-plan kitchen, living room, dining room, ground floor bedroom, shower room and first floor mezzanine bedroom in the pigeonier tower, ideal for guest accommodation or for generating an additional income. Within the barn area there is large a utility room, (accessible for use by the main and guest houses) and a boiler room with a recently installed wood pellet boiler and an attached large 90m² garage. The property is surrounded by a hectare of gardens and meadow which has been partly fenced and a 10m x 5m pool (with new liner). The property is conveniently located within easy reach of a village (with amenities) and two popular historic towns with weekly markets.

Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	1
Price	€663,575

Key Information

Internal Area: 230 sqm

Land Area: 1 ha

Property Features:

- Swimming Pool

Swimming Pool? Yes

Location: Nouvelle Aquitaine



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