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

Serignac Peboudou , Lot-et-Garonne , Nouvelle Aquitaine



**€315,650**

inc. of agency fees

3 Beds      143 sqm      0.41 ha

Discover the perfect blend of tranquility and convenience in this delightful countryside house, just 5 minutes from Lauzun and under...

### At a Glance

**Reference** MFH-AES11928-EY

**Bed** 3

**Land** 0.41 ha

**Near to**

Serignac  
Peboudou

**Pool**

Yes

**Price** €315,650

**Hab.Space** 143 sqm

**Land Tax** N/A

### Property Description

Discover the perfect blend of tranquility and convenience in this delightful countryside house, just 5 minutes from Lauzun and under 15 minutes to the enchanting Bastide Town of Eymet. The main house which comprises of 105m<sup>2</sup> on a single level, features an open-plan kitchen, dining, and living area with wood burner, perfect for gatherings. With 3 double bedrooms, a shower room, and 2 WC's, comfort is guaranteed. Additional amenities include a utility room, attached garage, and barn with mezzanine for ample storage. The property boasts a separate 71m<sup>2</sup> building (38m<sup>2</sup> habitable), ideal for conversion into extra accommodation or a creative workshop/studio (with the appropriate permissions). The property is set on a generous 4000m<sup>2</sup> of landscaped grounds, you can unwind by the saltwater swimming pool or enjoy the covered terrace, making it the ultimate outdoor oasis.

## Summary

Property type:	House
Bedrooms:	3
Price	€315,650

## Key Information

Internal Area:	143 sqm
Land Area:	0.41 ha

Property Features:

- Swimming Pool

Swimming Pool?	Yes
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**Location: Nouvelle Aquitaine**



## Gallery













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**S. and L. BROWN**



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