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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

Near to Serignac

**Price** €315,650

Bed

Peboudou

Hab.Space 143 sqm

Land 0.41 ha

Pool Yes

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 105m2 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 71m2 building (38m2 habitable), ideal for conversion into extra accommodation or a creative workshop/studio (with the appropriate permissions). The property is set on a generous 4000m2 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

**Location: Nouvelle Aquitaine** 



# Gallery

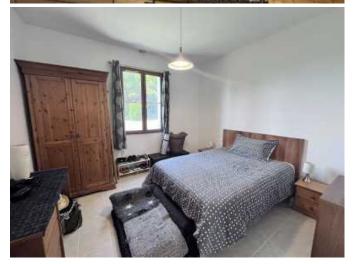






































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#### S. and L. BROWN



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