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Property Reference: **MFH-CVS47513**

## Barn conversion on a Golf course near Villeneuve sur Lot

Villeneuve sur Lot, Lot-et-Garonne, Nouvelle Aquitaine



# €399,000

inc. of agency fees

4 Beds    4 Baths    400 sqm    1.3 ha

Spacious and well conceived stone barn conversion set in 3 acres with a covered pool and views directly onto a golf course near Villeneuve sur Lot.

### At a Glance

<b>Reference</b>	MFH-CVS47513	<b>Near to</b>	Villeneuve sur Lot	<b>Price</b>	€399,000
<b>Bed</b>	4	<b>Bath</b>	4	<b>Hab.Space</b>	400 sqm
<b>Land</b>	1.3 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

## Property Description

Spacious and well conceived stone barn conversion set in 3 acres with a covered swimming pool and views directly onto a golf course near Villeneuve sur Lot in the Lot et Garonne, just 30 mins drive to Bergerac airport.

Built to the highest standards with geothermal, underfloor central heating, huge living spaces, large windows and above all looking out onto a pretty 9 hole golf course. Keep your clubs and buggy in the garage, *ready to tee-off* when you want.

The spacious accommodation of approx. 400 sqm is surrounded by a conservatory and expansive covered terraces, make no mistake, this is a luxury home offering all you could wish for. The property consists of a huge central living area comprising lounge with fireplace, dining room and sitting area looking out over the gardens.

Large, well equipped breakfast/kitchen with outside covered dining terrace alongside. Conservatory leading out onto the swimming pool terraces. Master bedroom suite with patio doors onto the swimming pool area. 3 further double bedrooms. Mezzanine living room, gym and study. Integral garage.

Outside, 3 acres of gardens with lawns and flower beds, complete with the large pool of 11m x 4.5m with ample sunny terracing and a hard cover. There's also a pool house with shower room and summer kitchen.

## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓

## And Before You Ask

Exposure:	South
Year of Renovation:	2000
Condition:	Ready to move in
Currently lived in:	Yes
Condition of Roof:	Good condition
Drainage:	Recent septic tank
Gas Supply:	Small gas bottles required for cooking

## Key Information

Property type:	Countryside house
Bedrooms:	4
Bathrooms	4
Price	€399,000
Address	Villeneuve sur Lot, Lot-et-Garonne, Nouvelle Aquitaine

## Additional Information

Year Built:	1850
Internal Area:	400 sqm
Land Area:	1.3 ha
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

# Gallery





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