



## Traditional 3 bed wooden house in the heart of the french country side,

47230, Barbaste, Lot-Et-Garonne, Nouvelle-Aquitaine

\* Available \* 3 Beds

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€275,600

Ref: BVI20270

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French Entrée 

## Property Description

Traditional 3 bed wooden house in the heart of the french countryside. This stunning property was built in 2011 and is beautifully carved from wood. Entering through a large room, currently a cloakroom, but with permission to become a garage. The grand living area has been designed around the featured fireplace and is light and airy divided into a kitchen, dining and lounge. There is a generous ground floor bedroom with its own en suite, storage area and Jacuzzi ! The music room with gorgeous stained glass, open ceiling and office complete this floor .Upstairs there is the shower room, mezzanine currently an office, play space, 3 further double bedrooms all with dual aspect over the wrap around garden with 103 roses. Outside is completely fenced with views over the forest, electric gates, a small chalet, a chicken pen and a large pretty garden totalling 3450 m2. The property has been well maintained and benefits from reversible air con, double glazing throughout, and electric shutters. Airports at Bordeaux, Bergerac and Toulouse. Close to a golf course and equestrian centre and thriving all year round towns this property is a must see !!! Price including agency fees : 275.600 € Price excluding agency fees: 260.000 € Buyer commission included: 6%

