



Stone house partly renovated in elevated position affording stunning countryside views.,

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

* Available * 4 Beds * 1 Bath

Stone house partly renovated in elevated position affording stunning countryside views.

€96,250

Ref: BVI25843

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

#Stone house partly renovated in elevated position affording stunning countryside views. The property is a partially renovated stone half-timbered house keeping original featured fireplaces, beams and with the original stone walls rebuilt and exposed. The interior has been insulated with new roof and is connected to the water and the sewer system. The building material, s double glazed windows and staircase are included, the first floor is boarded out and ready for conversion. The property is set in a small friendly hamlet within a stones throw of a popular sought after village. To the rear are uninterrupted views of the countryside which can not be built upon. There is a lane leading to the neighbouring church for walking the dogs. The grounds are mainly laid to lawn with wooded area gently sloping to a small stream. Traditional vegetable patch and large garage with elevated terrace to enjoy the panoramic views. Architect plans approved for for a 4 bedrooms, bathroom. shower room, utility, kitchen. All transport links are close by with airports at Bordeaux, Toulouse and Bergerac. Price including agency fees : 96.250 € Price excluding agency fees : 87.500 € Buyer commission included: 10 %

