



## Property GALAPIAN 10 rooms,

47190, Galapian, Lot-Et-Garonne, Nouvelle-Aquitaine

€495,000

Ref: 47004

\* Available \* 5 Beds \* 3 Baths

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## Property Description

Family home with income! This house has been lovingly converted by the current owners into a 3 bedroom home with 2 bedroom gite / guest cottage, beautiful established gardens with salt water pool and summer kitchen and workshop. Located in the countryside near Aiguillon and Agen.

### Interior and Garden

The design of this house really has made a feature of the large garden, which has been lovingly tended with established plants. Unusually, every room has a window overlooking the garden (south facing). The main living room on the 1st floor with full length windows and verandah is light and airy with beamed ceiling and perfect for watching the changing seasons.

All the rooms are a good size and the bathrooms too as they have been formerly rooms. The office/study room off the dining room has two original bread ovens as a feature in the stone wall and there is a good mix of wood and terracotta floors and stone walls mixed with modern touches.

The pool area has been designed to blend into the garden and also has a covered terrace with summer kitchen, great for summer dinners by the pool.

### The Area

About 25 minutes from Agen and 1.5 hours from Bordeaux airport, the house is close to the towns of Clairac and Aiguillon. The countryside is filled with sunflower fields and kiwi orchards.

