



## Lot Et Garonne- Castelmoron-sur-Lot - Two properties- Main house (3 bed.) + Barn Conversion( 3 bed) + Pool + OutbuildingsRef.SR-1928,

47260, Lot-Et-Garonne, Nouvelle-Aquitaine

\* 6 Beds \* 1 Bath \* 340m2

EXCLUSIVE&nbsp;Two fully renovated &nbsp;properties. An 18th century stone farmhouse with lots of character plus adjacent barn, beautifully converted, with 3 bedrooms. Good rental potential or ideal for extended family living. &nbsp;A fully enclosed and landscaped pool area, summer-kitchen with barbecue, large garage/ workshop all set within peaceful and private land of 5000m2.

**Main House**  
**Ground Floor**  
 The entrance to the house is via the spacious covered terrace (17m2), a great area to enjoy al-fresco dining and leads on into the bright and spacious fully fitted kitchen (18m2) with ?Falcon? range cooker plus a walk in pantry/storage cupboard and a utility room (9m2)  
 The kitchen leads through to the dining room (20m2), dual aspect with windows and French doors to the garden. A half- height, feature wall, separates the dining room from the lounge (29m2). A lovely room, large feature fireplace with wood-burner, French doors to the garden, exposed stonework and beams.

# €441,000

Ref: SR-1928-  
AGENCENEWTON

- Garages: 1 Offroad Parking: 4



## Property Description

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**1st Floor** The original wooden staircase leads up to the first floor and opens out into a spacious hallway. Two double bedrooms (11m2, 12m2) both bright and airy with beamed ceilings and wooden floors. The spacious, master bedroom (21m2) &nbsp;with 3 large windows overlooking the front garden and pool area and built in storage cupboards. Family bathroom with vanity unit, bath with overhead shower and WC. The staircase continues up to the large attic space, currently used for storage.

**Barn Conversion.** Adjacent to the house is the former barn which has been tastefully &nbsp;converted into a very spacious 3 bed roomed property. The spacious entrance hall (8m2) leads off to the &nbsp;fully fitted modern kitchen (20m2) with &nbsp;Rangemaster cooker, breakfast bar and &nbsp;adjoining dining room (17m2) with large feature fireplace. A great space for family living.&nbsp;The large and impressive, lounge (46m2) has a &nbsp;full height ceiling (4.5m), space for a secondary dining area &nbsp;and &nbsp;woodburner. &nbsp;Three double bedrooms (15m2, 14m2, 14m2) all with French doors to the garden or covered terrace, an office and 2 x shower rooms.&nbsp;A utility room at the rear of the kitchen leads out to the garden at the rear of the barn with a lovely raised seating area. Useful storage space in the mezzanine above the lounge, fitted cupboards and an exterior storage shed. Both the main house and barn conversion are fully double glazed, oil central heating with radiators in the main house with pipework in place to install central heating in the barn.

**Outside** Across from the main house, few steps up through an ornamental gateway and planted area is the &nbsp;wonderful &nbsp;pool area with &nbsp;spacious &nbsp;terraces surrounding the large pool. A great space with a summer kitchen and barbecue area. A versatile building sits adjacent to the pool and is currently divided into 3 separate areas, the pool equipment/utility room, a storage room/additional spare bedroom/studio and at the front at ground level a large garage/workshop and plenty parking space. In all a beautifully presented , spacious and &nbsp;flexible property in a countryside setting but within easy reach of local amenities with the village of Castelmorron-sur-Lot with all daily amenities and school 5 min drive, &nbsp;the larger town of Villeneuve-sur-Lot &nbsp;with larger retail outlets etc. &nbsp;17km &nbsp;and &nbsp;the department capital Agen with TGV link at 24km. The closest airport at Bergerac is &nbsp;60km. The area is ideal for many outdoor leisure activities such as cycling, walking and boating. &nbsp;An excellent location to attract clients for Gite holidays or just to enjoy family living in the beautiful department of Lot-et-Garonne. This property is well worth a visit.



## Gallery

