



## Characterful renovated village house with separate barn. Popular village location,

€200,000

Ref: BVI65430

47350, Saint-Barthélemy-D'agenais, Lot-Et-Garonne, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 2 Baths

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French Entrée 



## Property Description

You will be charmed by this gorgeous stone townhouse. It has high ceilings, original tiled floors, and stone exterior walls? bags of character and with a tremendously homely feel.

There is a grand entrance hall with stairs leading up to the first floor, 2 reception rooms, and eat-in kitchen which leads onto the covered terrace via French doors.

Outside there is a fully fenced pretty garden with a small ornamental fishpond and stone barn thereafter. An open laundry room with fitted wall cupboards, and a separate WC complete the ground floor.

On the First floor there are three light and airy bedrooms, one with beautiful bath and another with a dressing room. The third is again large and full of light. In addition, there is an office, which could be used as a nursery/child's room. A fully tiled large bathroom with Victorian style sanitary fittings and a very large, enclosed shower with two showers and a fully extracted ventilation system.

On the second floor is a large fully insulated loft, which can be converted if required.

Just 43km to Bergerac Airport, and 17km to Marmande SNCF rail link to Bordeaux/Toulouse. Situated in the centre of the much sought-after village of Saint Barthelemy D'Agenais, with a nursery/infant/junior school, and the village is on the school bus hub for the colleges of Miramont and Marmande.

The village boasts a bar/bistro, a restaurant (both with terraced seating areas), a grocers/ tabac, hairdressers and a garage/filling station/ mechanics. There is also a sports hall and an outside small practice football pitch. There are sports clubs linked with the next village of Seyches, a boules club, and a large village cultural centre with outside play equipment.

It is surrounded by lots of other pretty villages. The Bastide of Miramont de Guyenne, which is 14 minutes away, has a weekly market plus supermarkets, shops and medical centre.

A must visit?



# Gallery

