



## Architect-designed house with swimming pool,

47110, Sainte-Livrade-Sur-Lot, Lot-Et-Garonne, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 2 Baths

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€394,000

Ref: BVI68348

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**French Entrée** 



## Property Description

Discover the upper floor of this beautiful villa. The lift or stairs will take you to three spacious bedrooms, one of which has a spacious dressing room. Two well-appointed bathrooms complete this floor, providing an intimate and comfortable space.

Descend to the basement and discover a vast garage with electric gates, ideal for two vehicles. A large utility room, a boiler room, an additional room that can be converted as required and an office provide practical functionality. A separate toilet completes this level.

Outside, you'll find a generous 12 x 6 metre swimming pool surrounded by 4,151 m<sup>2</sup> of parkland, offering a peaceful setting just a few minutes from all the shops.

