

Charming stone house with swimming pool in the heart of the orchards of Lot-et- Garonne

 3  3  7,345m²  225m²  1



Reference
104288

Price
€598,500

Location
Le temple sur Lot

Description

Beautifully renovated stone house with pool in Lot-et-Garonne, set between two lively villages. Nestled in a peaceful hamlet surrounded by plum orchards, this charming property combines character and modern comfort. It features a bright, high-quality kitchen, elegant living spaces, three bedrooms, and refined bathrooms. Outside, enjoy a landscaped garden, heated saltwater pool, and multiple terraces. Ideally located near Agen and Bergerac, it is perfect as a permanent home or a holiday retreat.



Features

Stone house
Swimming pool
Charm



Ward Poppe

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General

Rooms: 3

Pool: 1

Living area: 225m²

Land area: 7,345m²

DPEScore: D (208kWhEP/m²/an)

GEScore: D (47kgCO₂/m²/an)

Property tax: €1,322

Layout living area 225 m²

Ground floor

Entrance hall: 8.8 m²

Kitchen: 17.52 m² Tiled floor, fitted with dining area

Dining room: 18 m²

Living room: 37 m² With cathedral ceiling (5.5 m ceiling height) and French doors opening onto the east-facing terrace. Godin wood-burning stove.

Hallway : 10.2 m²

Laundry room : 9.4 m²

Bathroom : 13.7 m² Bath, shower, toilet and sink (Drummonds brand)

First floor

Bedroom : 18 m² Wooden parquet flooring

Hallway : 12 m²

Shower room : 12 m² Shower, sink, toilet, skylight and parquet flooring

Bedroom : 15 m² En-suite shower room

Shower room : 11 m² Bath, sink and toilet

2nd floor

Office: 15.9 m²

Hallway : 15 m² With library area

Bedroom: 18 m²