

# Hamptons

INTERNATIONAL



**Loubès-Bernac, Lot-et-Garonne, France**

4  2  2 

**£280,000**

**(€318,000)**





## Property details



### Key features




- Garden
- Terrace
- Fiber optic
- Mains
- 0-2 km to amenities
- Mains Drains
- Covered parking
- Garage
- Barns - outbuildings
- Electricity on site

### Attributes

-  Swimming pool
-  Garage
-  Garden
-  Refurbished

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## Description

Renovated 4 bedroom, 2 bathroom house in a popular village with shop, restaurant, post-office and hairdresser. - This house has been renovated to include 4 bedrooms (1 with dressing room), 2 bathrooms (1 en-suite), 2 reception rooms, kitchen, and downstairs WC. There are wood-burners in both reception rooms. The double-aspect reception rooms open via french doors onto a large, covered terrace, where you can enjoy views over the garden and vineyards, and the sunsets. The house is double-glazed and there is a cellar and an attic. There is mains drainage and water. Heating is by wood-burners and electric radiators. Outside there is a separate studio / workshop with power, and water could be added easily if required. There is also a garage, and a well. The well stocked garden has space for a pool, subject to planning permission. This property is large enough to be a family home, but it would be equally suitable as a holiday home, or rental given its standard of finish and charming village location.





# Location

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