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Large Heated swimming pool

Space to accommodate family and friends

Superb alfresco covered dining veranda

En suite master bedroom

Glorious rural views

DPE = [176] GES = [5]



Serignac Peboudou, Lot et Garonne
Ref 10434

€312 000

Presenting an expansive property consisting of two connected dwellings with a large infinity edge pool nestling on a hillside in 1.2 hectares of land, situated in the village of Serignac Peboudou in the Lot et Garonne. This property has two unique assets, a magnificent view from the covered west facing veranda and The Pool, a south west facing sun trap.

Tuque comprises two separate but inter-connecting dwellings, the Farmhouse and the Gite. This makes the property ideal for either a large multi-generation family or, separated, as an additional revenue stream. The land, mostly to grass, is suitable for grazing or just having fun. The most interesting aspect of Tuque is its size and configuration. There is a lot of space and this is demonstrated by the fact that throughout the summer months it has accommodated with ease up to 16 people and no one feels crowded. Over the years it has been a family party house with room for complex generations to enjoy themselves. Part of the house, the area we call the 'Play Zone', is not fully developed so it gives scope to add one's own stamp to the property or enjoy as it is. It is a house to be loved and lived in.

BASEMENT

Room fitted with store cupboards, washing machine, tumble dryer and chest freezers. Also houses boilers for main house.

GROUND FLOOR

Open Plan Living/Kitchen/Dining Room 26' 3" x 19' 8" (8m x 6m)

- Modern kitchen area with dual fuel range style cooker, dish washer and central island worktop. - Lounge area with inset wood burning fireplace and French windows accessing south facing patio. - Dining area

Ground Floor Bedroom / Study

Bathroom

Corner bath, walk in shower.

Covered Veranda

FIRST FLOOR

Master Bedroom with Ensuite and WC

Double / Triple Bedroom

Attic Room

Low beams and sloping roof so not listed as a bedroom but used for children and accommodates 2/3 single beds.

WC and Washroom

GITE or APARTMENT

This accommodation can either, be accessed and therefore part of the main house, or isolated as a separate residence for letting opportunities. It has three levels:

GROUND FLOOR

Kitchen French window access from patio with outside dining area

Bedroom Small double

MEZZANINE

Lounge With alcove accommodating bed settee. French windows leading to west facing terrace (wood floor partly carpeted)

Double Bedroom

ABOUT THE AREA

Serignac Peboudou is a small hamlet in the heart of plum and hazelnut orchards and sunflower fields. It is 7km from the Bastide towns of Castillonnes and Lauzun, 30 minutes from Bergerac airport and within an hour's drive of an extensive number of tourist attractions making it ideal for holiday letting. Opposite the property is an excellent Equestrian Centre and there are 3 golf courses within 30 minutes. Villeneuve and Bergerac, both 30 minutes away have many cultural and sporting centres to suit all tastes.

UNDER MEZZANINE

Family Bathroom

Separate shower room

Separate WC

Small room used as store or computer room

PLAYZONE

A relatively undeveloped area also over 3 levels used at present as exercise, dance, craft and general play area. Could be developed further either as part of gite or independently.

UNDER TERRACE

Three rooms not developed used as workshop and storage.

OUTBUILDINGS

Large Dutch Barn

Used for garden machinery and wood store

ADDITIONAL INFORMATION

Nearest Shops and Services

7km from nearest supermarket, petrol station restaurants etc

Heating

Electric central heating in all rooms except play zone
Inset wood burning fireplace in main room of farmhouse linked to bedrooms.

Wood burning stove in play zone

Drainage - Septic Tank

Habitable area = 309m²

Total Land Area = Approx. 1.2ha



To enquire about this property please contact info@frenchpropertiesdirect.com

www.frenchpropertiesdirect.com

These details do not form part of any contract and all measurements are approximate.