



## Delightful stone house with 4 bedrooms and 2 bathrooms close to the historic town of Pujols in the Lot et Garonne

Unusual house garden and pool. There are two living rooms, kitchen, dining room and two terraces. The location is secluded, yet only 5 minutes from Pujols.

**Town:** Pujols  
**Dept:** Lot et Garonne  
**Plot size (m2):** 2947  
**Habitable (m2):** 150  
**Bedrooms:** 4  
**Bathrooms:** 2  
**Agent:** Ali Wright

[ali@leggett.fr](mailto:ali@leggett.fr)

14340AW47.pdf

€ 359 340

Approached via a road that accesses just two properties. Views across the valley to Pujols

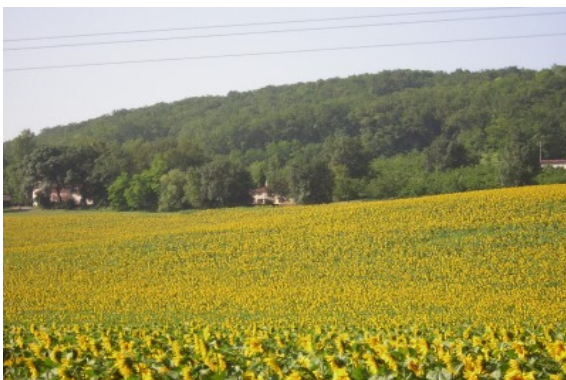
There are three entrances to the house, one via the kitchen, a second, the dining room. The third, to the rear, directly accesses the garden and pool and the upper living room. On this level, also, are the four bedrooms and bathroom and an additional WC. There is original wood flooring throughout.

The remaining accommodation is downstairs and comprises kitchen with fitted units, dining room, shower/WC and summer living room. Both the downstairs living room and dining room have wood burning inserts.

There is a large garage, with tiled floor, which houses the boiler and swimming pool equipment.

There is further space at the top of the house that is a loft of 25m2.

The neighbouring land is mainly plum orchards.



## St Emilion

6 Place Bouqueyre, 33330, St Emilion

TEL: 08700 11 51 51 email: [info@frenchestateagents.com](mailto:info@frenchestateagents.com)