

A delightful recently renovated 3 bed village house with courtyard, covered terrace and pigeonier.



## INFORMATION

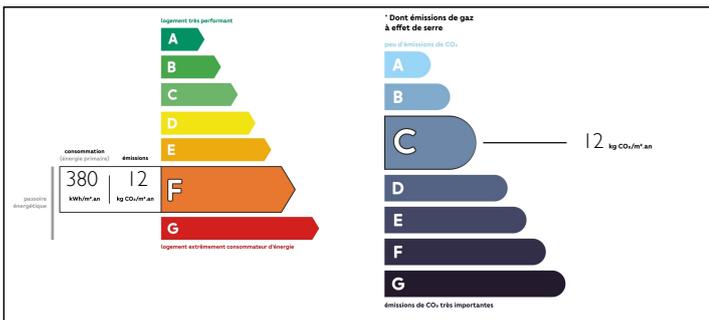
Town:	Miramont-de-Guyenne
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	97 m2
Plot Size:	43 m2



## IN BRIEF

A charming renovated 3 bedroomed house situated in the heart of the medieval bastide town of Miramont de Guyenne, with its popular weekly market and all the amenities you will need. The restaurants and bars are on your doorstep. With a spacious living room and kitchen / diner, the property also benefits from a large covered terrace and inner courtyard garden. Each bedroom is generously sized and has plenty of light. There is also pigeonier and small barn currently used for storage and as a utility room. The property is less than 15 minutes to Eymet and approximately 35mins to Bergerac with it's international airport.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### GROUND FLOOR

Living Room (approx 27 m<sup>2</sup>)

- Wood burner
- Wooden floors

Inner Lobby (approx 5.55 m<sup>2</sup>)

Kitchen / Dining Room (approx 11.87 m<sup>2</sup>)

- Fully fitted
- Access to courtyard

### FIRST FLOOR

Landing – Office area (approx 8.79 m<sup>2</sup>)

Bedroom 1 - (approx 17.50 m<sup>2</sup>)

- With WC and handbasin (approx 1.78 m<sup>2</sup>)
- Wooden floors

Bedroom 2 - (approx 10.43 m<sup>2</sup>)

- Wooden floors

Bedroom 3 - (approx 10.02 m<sup>2</sup>)

- Wooden floors

Shower Room - (approx 4.55 m<sup>2</sup>)

- shower, WC and hand basin

### OUTSIDE

Courtyard garden with covered terrace (approx 42.17 m<sup>2</sup>)

Garage with Pigeonner, WC and handbasin and plumbing for washing machine (approx 22 m<sup>2</sup>)

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Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **620 EUR**

## NOTES