

A fabulous & spacious 5 bedroom house set in a peaceful location with a pool and stunning views.

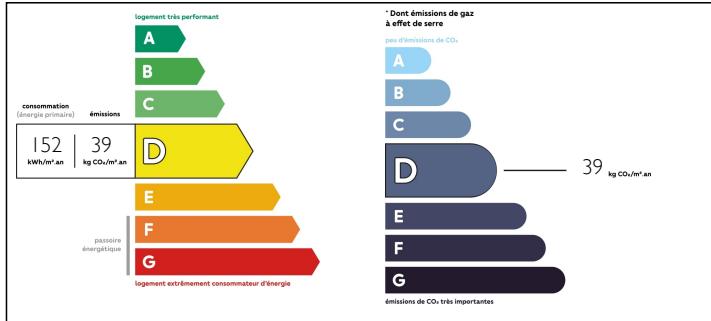


INFORMATION

Town:	Miramont-de-Guyenne
Department:	Lot-et-Garonne
Bed:	6
Bath:	4
Floor:	450 m ²
Plot Size:	4420 m ²



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

Entrance hall (approx 52m2)

- Exposed beams, Staircase

Boiler room (approx 4.5m2)

Utilities (approx 8m2)

WC (approx 3.8m2)

- Wash hand basin

Dining room (approx 32.5m2)

- French doors to terrace

Lounge (approx 28.8m2)

- Woodburner

Study (approx 25.5m2)

Bedroom 1 (approx 30.5m2)

- Wooden beams & sink

Kitchen (approx 26.6m2)

- Built in cupboards

- Freestanding electric oven with gas hob

- Doors to garden

Bathroom 1 (approx 4m2)

- Bath with showerhead, WC, wash hand basin

Storage room (approx 1.5m2)

Level 1

Bedroom 2 (approx 21m2)

- Wooden floor & wooden beams

Bathroom 3 (approx 3.8m2)

- Bath, WC & wash hand basin

Bedroom 3 (approx 17m2)

- Wooden floor & wooden beams

- Wash hand basin

Bathroom 4 (approx 3.2m2)

- Shower, WC & wash hand basin

Attic (approx 86.5m2)

- Wooden beams & exposed stone

- Built in Cupboards

Bedroom 4 (approx 21m2)

- Wooden floor & wash hand basin

Ensuite (approx 3.7m2)

- Shower & WC

Bedroom 5 (approx 25m2)

- Wooden floor & wash hand basin

Ensuite (approx 4.2m2)

- Shower & WC

Landing / Corridor (approx 18m2)

Garage (approx 23m2)

LOCAL TAXES

Taxe foncière:

610 EUR

NOTES