

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



INFORMATION

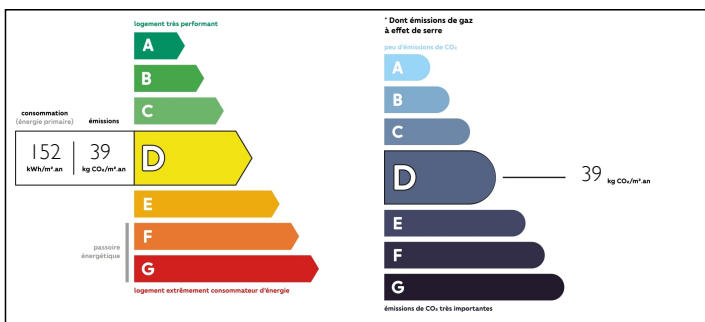
Town:	Miramont-de-Guyenne
Department:	Lot-et-Garonne
Bed:	6
Bath:	4
Floor:	450 m2
Plot Size:	4420 m2

IN BRIEF

Embrace the tranquility of countryside living in this remarkable five-bedroom home, nestled amidst serene landscapes. Upon arrival, be greeted by a grand entrance hall adorned with a graceful wooden staircase. The warmth of a wood burner in the lounge creates an inviting ambiance, ideal for cozy gatherings & relaxing evenings. The dining room, featuring French doors that open onto a terrace, is perfect for entertaining amid wonderful views. Ascend to the impressive converted attic boasting wooden beams & exposed stone, a versatile space; ideal for a studio, recreation room, or additional living quarters. Step outside to embrace the expansive garden sanctuary with a refreshing pool & views of the countryside. With some updating, this property would make a fabulous family home or is an ideal business opportunity, lending itself perfectly to a B&B. Miramont-de-Guyenne with all the amenities required is only 10 mins.



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.



LOCAL TAXES

Taxe foncière: **610 EUR**

NOTES

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)