

Absolutely stunning architecturally designed house with infinity swimming pool and views



INFORMATION

Town:	Miramont-de-Guyenne
Department:	Lot-et-Garonne
Bed:	5
Bath:	5
Floor:	300 m2
Plot Size:	2235 m2

IN BRIEF

Be the first to benefit from this stunning architect designed house ; the finishing touches to this stylish house are just being added. About 300 m² living space, 5 bedrooms with en suites, spacious and light rooms, underfloor heating, travertine flooring and double glazing throughout. A large garage, pool room and infinity swimming pool. All this could be yours! Bergerac airport is a mere 25 mins away and a bastide town with all amenities is on your doorstep. There is the possibility to purchase more land 2500 m²



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.



NOTES

DESCRIPTION

A large gravelled parking area at the front of house, with a double garage

A covered porch over the front door

GROUND FLOOR – WITH LARGE BEAMS AND TRAVERTINE FLOORING IN ALL THE ROOMS, UNDERFLOOR HEATING VIA OIL FIRED CENTRAL HEATING

FRONT DOOR OPENS ONTO LARGE OPEN PLAN LIVING ROOM (66 m²) a feature woodburning stove in the centre of the room for maximum effect and warmth, French doors leading to terrace and infinity pool, bespoke wooden staircase leading up to first floor
DINING ROOM – KITCHEN (42 m²) fully fitted kitchen, French doors opening onto the pool
DOWNSTAIRS BEDROOM (14 m²)
ENSUITE (6 m²) with shower, WC, handbasin, towel radiator and window
UTILITY ROOM (3 m²)
OFFICE (15 m²) with glazed door to pool

FIRST FLOOR (ALL THE ROOMS HAVE BEAMS AND WOOD DOUBLE GLAZED WINDOWS)
IMPRESSIVE LANDING WITH CATHEDRAL WINDOWS FRAMING A MAGNIFICENT VIEW (44 m²)
BEDROOM 2 (14.5 m²)
ENSUITE (7 m²) with shower, WC, handbasin, towel radiator
BEDROOM 3 (25 m²)
ENSUITE (4.5 m²) with shower, WC, towel radiator and handbasin
BEDROOM 4 (21 m²)
ENSUITE (3 m²) with shower, handbasin, WC and towel radiator
BEDROOM 5 (20 m²)
ENSUITE (6 m²) with bath, shower, double handbasin, WC and towel radiator

OUTSIDE