

Charming stone country house with ancient mill room



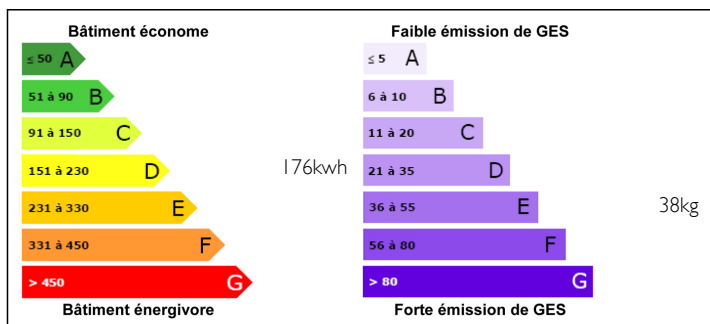
INFORMATION

Town:	ST MAURIN
Department:	Lot et Garonne
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	3678 m2

IN BRIEF

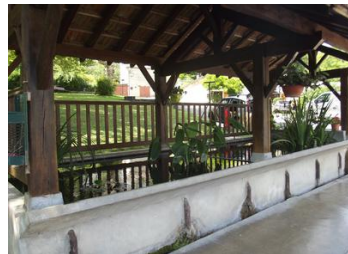
Magnificent stone country house ready to step in. This nice country house offers all modern confort with its 4 double bedrooms, 2 shower rooms, well fitted kitchen and new swimming pool. A gated driveway, cosy conservatory and a dining room with an old bakery oven make this your ideal holiday home or permanent home. The old mill in the middle of the house gives it a special accent. This house is situated in an historic village near Beauville, close to all amenities. Airports of Toulouse en Bergerac are within 1h driving. Defenitely a must see !!! Your place in the sun !

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

House on 3678m²

House :

Ground floor

- Conservatory
- Saloon
- Well equipped kitchen
- Central water mill room
- Shower room
- Storage
- Double garage with electric gate

First floor :

- 4 double bedrooms with central bathroom

Attic :

- Multi functional room with beamed ceilings

The whole garden surrounds the house.

Swimming pool (7x4m)

Own stream (mill stream) which belongs the property and can be used for watering the garden.

LOCAL TAXES

Taxe foncière: **955 EUR**

Taxe habitation: **785 EUR**

NOTES