

**\*Drone footage available\*** Gorgeous family home or potential B&B, with glorious views and lots of light.

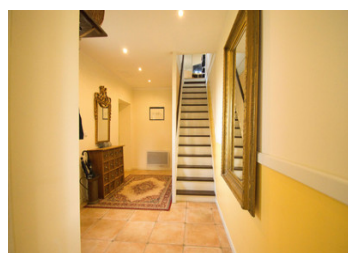


## INFORMATION

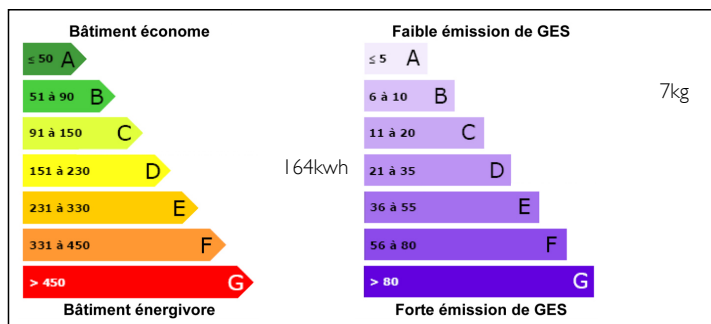
Town:	Montastruc
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	288 m2
Plot Size:	29590 m2

## IN BRIEF

This home is just so versatile. As a large family home you can have loads of space and accommodation. It is superbly set up to run a BnB, whereby the guests are able to cater for themselves - or you could create meals for the guests. There is also potential to convert to a gite or to keep the existing garage, workshop, toolroom etc as is - a very large man cave !!

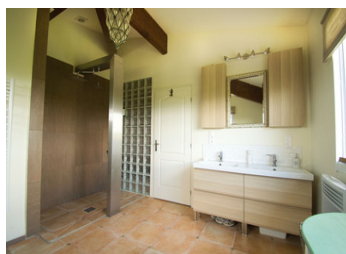


## ENERGY - DPE



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: 1721 EUR

## NOTES

## DESCRIPTION

This incredible house is flooded with natural light from large windows overlooking the amazing countryside with 360° views. Peace and quiet reigns supreme, and yet you are very close to all amenities.

Ground Floor :

Entrance hallway with WC

Large lounge with pellet burner

Dining area

Fully fitted kitchen

Utility room

Laundry

Large bedroom with private bathroom and dressing room.

Upstairs :

Large open living space with fitted kitchen area

3 further bedrooms and a family bathroom

Shower room and separate WC

Behind the house there is a large covered terrace overlooking the heated swimming salt pool with cover and the garden.

SEPARATE BUILDING 170m2 with large workshop and garage space.

The property is fully enclosed with electric gates, private driveway to car port, enclosed vegetable garden, chicken pen, separate garage for garden tools. Lots of room to enjoy the outdoors with sunbathing or relaxing terraces.

There is a garden well. .

Fabulous, long distance views all around.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>