

Incredibly elegant property with main house and three gites in beautiful surrounds. Drone and video available.

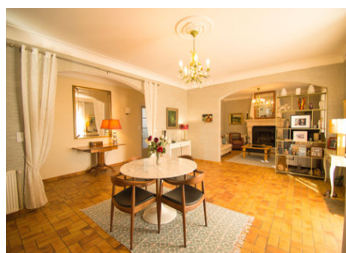


INFORMATION

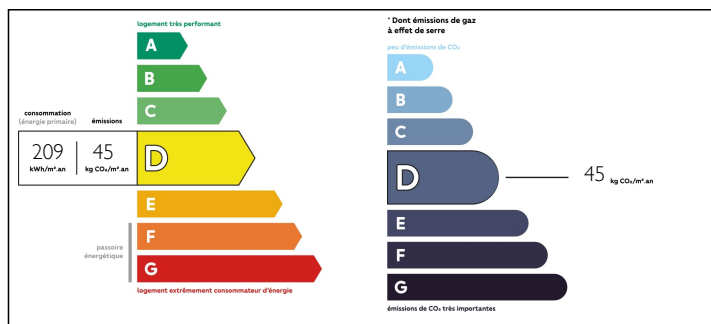
Town:	Montastruc
Department:	Lot-et-Garonne
Bed:	8
Bath:	7
Floor:	410 m2
Plot Size:	38735 m2

IN BRIEF

This is the most gorgeous property. The views are spectacular. Close enough to facilities, yet beautifully positioned in a supremely tranquil environment. This exceptional property comprises a spacious, three-bedroomed family home and three gites. The gites are sold fully furnished. There is a lovely heated, salt swimming pool (14 m x 5.5 m) and sun area with shaded seating, if preferred, which will entice your guests. The main house and the three gites have been very cleverly developed in order to allow guests to feel a sense of calm, a peaceful environment, and yet, plenty of privacy. The property also includes a large traditional barn and entertainment area. There is 4 hectares of land which has been carefully developed to include gardens, fruit trees, and meadows, allowing for a very natural environment, something where your guests will relax and be tempted to come back year after year.

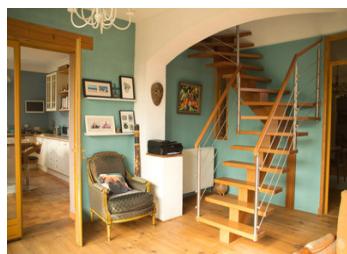


ENERGY - DPE



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

This incredible, exclusive property must be seen as it is really quite special. It is the epitome of style and an absolute pleasure to visit.

The property is only 5 minutes from a lovely 9-hole golf course and 20 minutes drive from an 18-hole golf course.

Also a short drive to local amenities.

The finishes are of the highest quality, very elegant, and will add enormously to your guests' enjoyment.

The gites are sold fully furnished. You literally have a business that you can walk into and have up and running by the summer.

The main house is approximately 180 m² and comprises;

On the ground floor

- Covered veranda
- Sitting room with fireplace with wood burning stove
- Dining room
- Living room, separate, with windows exposing some of the incredible views and French doors to the covered veranda
- Staircase to the first floor
- Kitchen, double aspect and fully fitted with island French doors to a further veranda
- Hallway/corridor and staircase to lower ground floor laundry room and workshop
- Bedroom 1 with en suite shower, hand basin, and WC
- Bedroom 2
- Shower room with shower, hand basin, and WC

On the first floor

- Reading area and landing
- Master bedroom with oak built-in wardrobes and

LOCAL TAXES

Taxe foncière: 3012 EUR

NOTES