

A 3 bedroom detached house with garden and large garage located in the bastide town of Miramont-de-Guyenne.

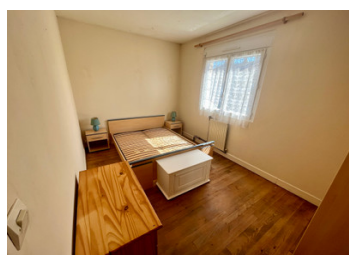


INFORMATION

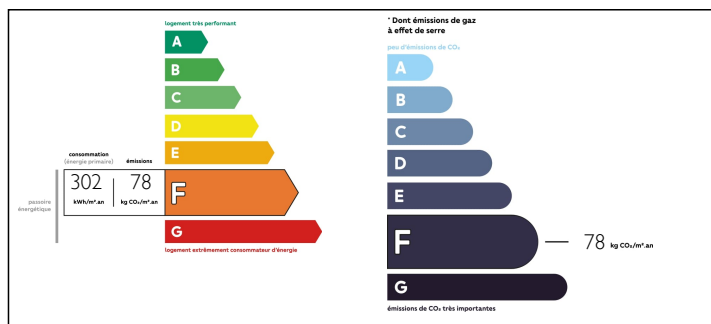
Town:	Miramont-de-Guyenne
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	88 m2
Plot Size:	303 m2

IN BRIEF

This house is located in a quiet street only minutes from the lively square in Miramont-de-Guyenne. The open plan lounge, dining room with French doors leading onto the little patio area creates a light and airy living space. The kitchen is fully equipped and has a door leading into a spacious garage plus a downstairs WC. There are 3 bedrooms upstairs, the master has a balcony and a bathroom with another WC. The garden is mainly lawn and fully fenced. The cafes and bars are within walking distance and Miramont has all the amenities you will need. There is also an extremely popular market in the town every Monday morning. Bergerac airport is 30 mins away, Bordeaux airport 1 hour 30 mins and Marmande train station 25 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.



NOTES

DESCRIPTION

Entrance hall (approx 6m2)

- Front door
- Cupboard with hanging space

Lounge / Diner (approx 26m2)

- French doors to garden
- Tiled floor
- Heater

Kitchen (approx 10m2)

- Fully fitted with electric oven
- Heater

- Door to garage

WC (approx 1.6m2)

- Hand basin

FIRST FLOOR

Bedroom 1 (approx 16m2)

- Doors to balcony
- Carpeted & heater

Bedroom 2 (approx 10.5m2)

- Wooden floor boards & heater

Bedroom 3 (approx 8.5m2)

- Wooden floor boards & heater

Bathroom (approx 3m2)

- Shower, hand basin & WC

Hallway (5m2)

- Wooden floors

Garage (42m2)

- Door to garden
- Windows
- Electricity and boiler

Garden laid to lawn with small patio area at the back.

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