LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34473NK47 Price: 525 000 EUR

agency fees to be paid by the seller

Beautifully renovated stone property with gîte, stone barn and pool, stunning views, close to amenities







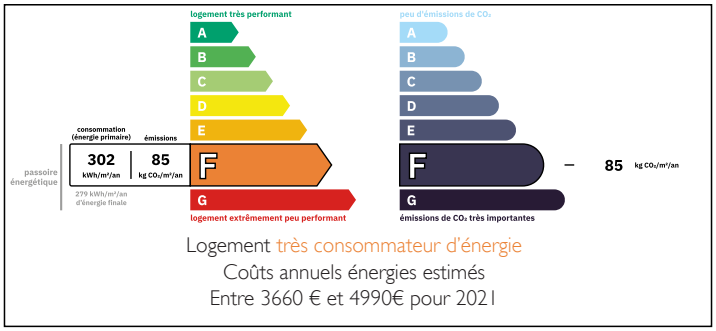








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3660 € et 4990€ pour 2021

INFORMATION

Town:	Montayral
Department:	Lot-et-Garonne
Bed:	4
Bath:	4
Floor:	164 m2
Plot Size:	6609 m2

IN BRIEF

Nestled in a peaceful residential area, this beautifully renovated property offers the perfect blend of comfort, privacy, and convenience. Ideally located close to all amenities, it enjoys breathtaking views over the surrounding countryside.

The main house has been thoughtfully updated by the current owner, providing spacious and inviting living spaces. On the ground floor, the open-plan living areas flow seamlessly onto a generous terrace, complete with a swimming pool, offering an ideal spot to relax and take in the spectacular views.

Upstairs, you'll find three well-sized bedrooms, each with its own private en-suite bathroom, ensuring a comfortable and private retreat for all residents.

The independent gîte (1 bedroom) with its private entrance offers additional potential, whether for guest accommodation or as a ready-to-commercialize rental opportunity.

The property also features a charming stone barn, providing endless possibilities for expansion or

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.

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LOCAL TAXES

Taxe foncière:	**1902 EUR**

NOTES

DESCRIPTION

STONE FARMHOUSE:
GROUND FLOOR:
Entrance hall (5,5 m2) with stairs to first floor
Utility area (18,7 m2)
WC (2,45 m2) with wash basin
Living area (28,65 m2) travertine flooring, French doors to terrace, fireplace with wood burner
Kitchen (26,9 m2) fully fitted, French doors to terrace
FIRST FLOOR:
Landing (11,5 m2)
Bedroom 1 (11,75 m2)
Bathroom (9,25 m2) with wash basin, shower and bidet
WC (2,5 m2)
Hallway (6,6 m2)
Bedroom 2 (27,15 m2) with fireplace, travertine flooring, dressing (4,85 m2) with exterior door, en suite bathroom (8,4 m2) with wash basin, shower and WC
Bedroom 3 (13,5 m2) with en suite bathroom (5,75 m2) with wash basin, shower and WC

EXTRA:
GÎTE: with kitchen/living room (33,15 m2) with storage, hallway (2,45 m2), bedroom (10,65 m2) with built-in wardrobes, bathroom (3,9 m2) with wash basin and shower, WC (0,95 m2)
Swimming pool, 8,5 m x 4 m, salt pool
Stone barn (117 m2)
Well and water reservoir
The property benefits from double glazing, oil fired central heating (main house) and electric heating (gîte).
Character renovation from 2024, including travertine flooring, new kitchen, new bathrooms, new swimming pool etc.

Montayral : 2,5 km
Fumel: 5,5 km
Chateau de Bongauil : 11,5 km
Monflanquin : 22,5 km
Villeneuve sur Lot : 30 km