

## Stone house with uninterrupted views over the valley



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Mauvezin-sur-Gupie |
| Department: | Lot-et-Garonne     |
| Bed:        | 4                  |
| Bath:       | 2                  |
| Floor:      | 171 m2             |
| Plot Size:  | 12431 m2           |

## IN BRIEF

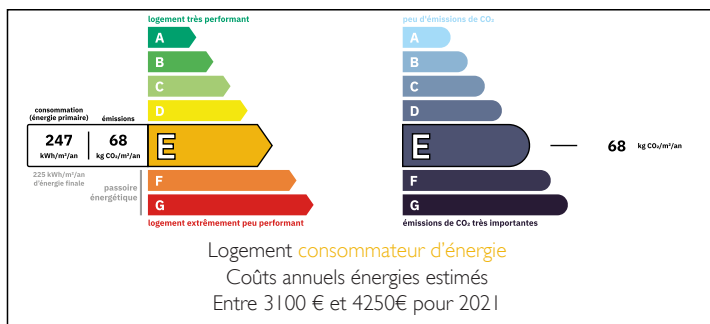
A private road leads to this pretty property on the hills above Mauvezin-Sur-Gupie.

When you arrive at the house, an entrance hall leads to a very bright lounge/dining room with an open fireplace, then on to the fitted and equipped kitchen. A hallway leads to the sleeping area with two bedrooms, a shower room and a WC. Back in the kitchen, a music room is located to the right of the kitchen, with a staircase leading to the first floor.

A landing leads to a bathroom, two bedrooms and three attics, one of which is accessible.

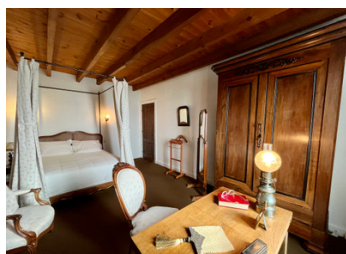
Outside, a flagstone path leads to the swimming pool and the outbuildings on the garden level, including a boiler/laundry room and an utility room. There is also a 12,000m<sup>2</sup> garden with a barbecue area, a wood shed and a carport.

## 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

Ground floor :

- Entrance hall: 4,80m<sup>2</sup>
- Living/dining room: 52,50m<sup>2</sup> (52,50m<sup>2</sup>)
- Kitchen: 8m<sup>2</sup>, dining room
- Music room: 21.10 m<sup>2</sup> (21.10m<sup>2</sup>)
- Corridor: 6m<sup>2</sup> (6ft<sup>2</sup>)
- Shower room: 5,80m<sup>2</sup> Bedroom
- Bedroom: 19,40m<sup>2</sup>, double bed
- Bedroom: 16,70m<sup>2</sup> with en-suite bathroom
- WC: 1,30m<sup>2</sup>

Total surface area: 135,60m<sup>2</sup>

1st floor :

- Landing: 5,50m<sup>2</sup> useful
- Bathroom: 6,30m<sup>2</sup> useful
- Bedroom: 11.10m<sup>2</sup> living area and 2.20m<sup>2</sup> useful area
- Bedroom: 24.50m<sup>2</sup> of living space
- Three attics

Total: 35.60 m<sup>2</sup> living space and 14 m<sup>2</sup> useful space

Garden level :

- Boiler room / laundry room
- Utility room
- Swimming pool

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

## LOCAL TAXES

Taxe foncière: 2000 EUR

## NOTES