LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37297HA47 Price: 388 500 EUR

agency fees to be paid by the seller

Secluded stone longère with spacious living areas, pool, gardens and woodland.















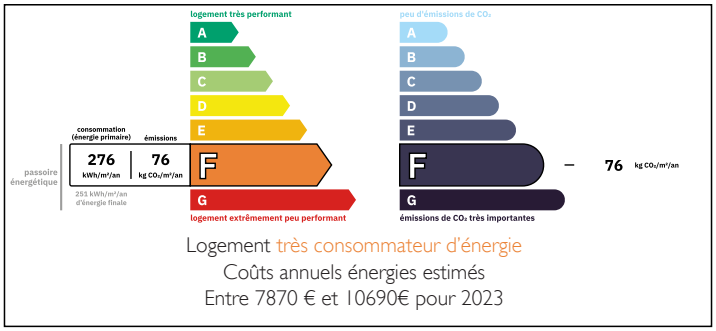
INFORMATION

Town:	Montpezat
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	250 m2
Plot Size:	14110 m2

IN BRIEF

Approached down a tree lined lane, not visible from roadside, a private stone gentleman's residence with 4/5 bedrooms, 2 kitchens, attached barn/garage with mezzanine level, fabulous pool and covered terrace for al fresco dining, a perfect retreat or family home.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 7870 € et 10690€ pour 2023

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:	**1192 EUR**

NOTES

DESCRIPTION

The original stone building was originally a farm and stables, built around 1850, with a later extension around 1940, now offering spacious character filled rooms. Entrance to the front with large stone hallway with stone fireplace (now used as office), through to fabulous living room with beautiful stone wall featuring the Lot et Garonne stone and brick, also open fire and feature full height chimney, a stunning room, opening out onto rear gardens and swimming pool and terraces. Kitchen with fitted units and breakfast space, door to gardens, utility room with fitted cupboards, swimming pool room with new pump and filter and pipework for the salt water pool, bathroom with bath, shower WC and wash basins. Large bedroom with stone walls and beamed ceiling, second large square bedroom, newly fitted bathroom with bath and shower WC and wash basin, another large square room with arched windows and fireplace used as library and billiard room, leading into bright bedroom with
dual aspect arched windows, with garden views. Large covered terrace onto pool for your apèros!
There is also a large garage/barn with a mezzanine level, used as a wood store. and for the oil central heating boiler and oil tank. The mezzanine would convert.
Large private fully enclosed gardens to all sides, to the front there are lawns and a forest of trees, a copse of poplars, some lovely old oak trees to the front of the house with a stone...