

Large stone village house, could divide, 4 bedrooms, gardens, and barn. Nice quiet position but not isolated.



INFORMATION

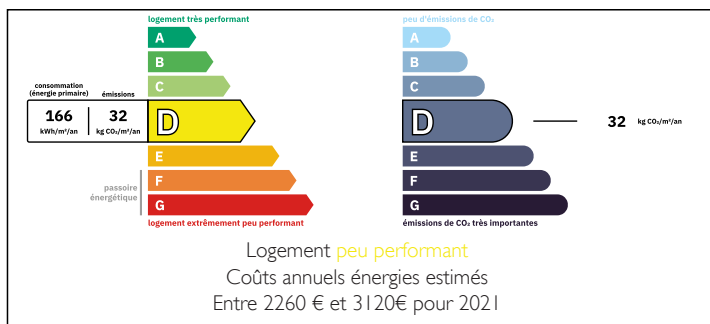
Town:	Montpezat
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	215 m2
Plot Size:	5223 m2



IN BRIEF

Peace and quiet in a small hamlet just south of LOT valley, magnificent stone longère offering spacious and quaint living space. Originally 2 houses, this property retains 2 entrances, so you could rent out one part. The property has a new roof, new electrics and plumbing, new windows and wood shutters and is fully insulated (walls and ceilings).

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

Entrance to the left leads into an entrance hall with fitted wardrobes, storage and Wc with washbasin, large lounge with fireplace, old stone sink, dining space, large bathroom and WC.(with addition of kitchenette, would be complete. Old wood staircase leads to mezzanine, large bedroom and bathroom with WC.

right hand entrance leads to fully fitted kitchen with central dining, door to beautiful terrace, large lounge and dining area, upstairs to 2 bedrooms and bathroom, and upstairs again to a large bedroom and shower room WC.

- double glazing
- wood shutters
- new electrics and plumbing
- new roof
- fully insulated (walls and ceilings)

OUTSIDE there are pretty gardens, a couple of rows of grapevines, a large garage 34m2 with mezzanine storage, a second smaller garage 14m2, a stone lean too with 42m2 for storage, and a large stone and wood barn 90m2 perfect for renovation, with outstanding views over the LOT valley.

This property is in excellent condition, good decorative order, and offers a large family home or chance to rent out one half.

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

LOCAL TAXES

Taxe foncière: **850 EUR**

NOTES