LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39155STR47 Price: 360 400 EUR

agency fees included: 6 % TTC to be paid by the buyer (340 000 EUR without fees)

Elegance and Nature – Character Property in Miramont-de-Guyenne















INFORMATION

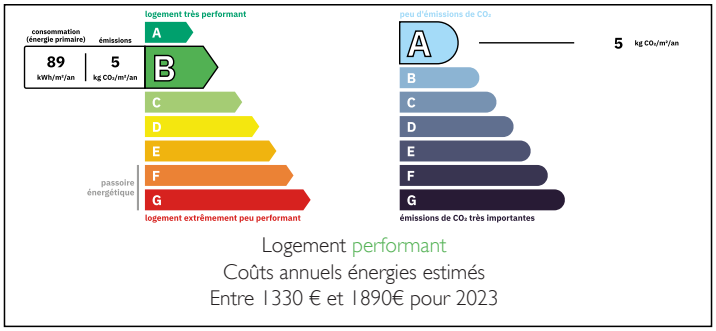
Town:	Miramont-de-Guyenne
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	258 m2
Plot Size:	7325 m2

IN BRIEF

Located in Miramont-de-Guyenne, this stone family home welcomes you to a peaceful, green and unspoilt environment. Just a few minutes from shops, schools and amenities, it offers the perfect balance between rural living and modern conveniences.

With 258 m² of living space, this house comprises 9 main rooms, including 6 spacious bedrooms, ideal for a large family or for comfortably hosting your loved ones. The living room, lounge and dining room open onto a covered terrace, perfect for summer meals. Each room is bathed in natural light, creating a warm and welcoming atmosphere.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1330 € et 1890€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

The enclosed 7,325 m² plot is a veritable green oasis: wooded grounds, secure swimming pool, shaded terraces, jacuzzi, outbuildings, animal pens, and even a well. Everything you need to make the most of sunny days, recharge your batteries or enjoy outdoor activities.

Comfort and energy efficiency

Heat pump for optimal energy efficiency

Fireplace for cosy evenings

Solar and photovoltaic panels

Connection to mains drainage

Outdoor spaces designed for relaxation and leisure

This property is much more than a house: it is an invitation to enjoy a gentle lifestyle, authenticity and comfort. Whether you are looking for a main residence, a holiday home or a family project, it will meet all your aspirations.

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

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