

A beautifully designed house with 4 double bedrooms, studio, pool and garden of nearly 1 Ha



INFORMATION

Town:	Montayral
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	9744 m2



IN BRIEF

Elegant 4 bedroom country home with pool, land and home office, set in a peaceful hamlet in Lot-et-Garonne.

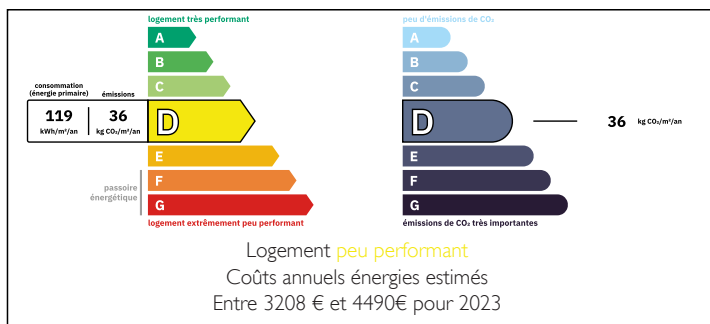
South-facing and full of character, it sits on nearly 1 hectare of gently sloping land with open views across fields and woodland, just minutes from Montayral and Sainte-Vite.

Inside, a cathedral-style living room opens to rear terraces, alongside a dedicated office and a high-spec dining kitchen with covered summer kitchen.

The ground floor offers 3 double bedrooms, a bathroom and shower room. Upstairs, a second spacious living room leads to another double bedroom, salle d'eau and storage.

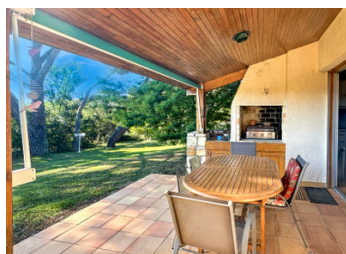
This is a home for those who appreciate space, light, and authentic French architect design features.

ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 2554 EUR

NOTES

DESCRIPTION

Character-Filled Stone Home with Studio, Gardens & South-Facing Terraces – Lot-et-Garonne

This beautiful country home blends timeless character with generous proportions and modern comfort. Set in a peaceful hamlet, the property features curved stone walls from the original farm built on this site, guiding you to a striking entrance hall (10 sqm).

Home Office (12.5 sqm): Opens to a sheltered terrace—ideal for remote work or creative pursuits. Main Living Room (53 sqm): A stunning double-height space filled with natural light from south-facing doors leading to garden terraces. Raised Sitting Room: Warm and inviting, with an open fireplace.

Dining Kitchen (28 sqm): Exceptionally designed with Corian worktops, bespoke cabinetry, and direct access to the summer kitchen on the terrace. WC (2.5 sqm) & Laundry Room (10 sqm): Practical spaces with built-in storage and oil-fired boiler.

-Bedrooms:

- Two ground-floor doubles (13 sqm each) with built-in storage corridor
- One ground-floor double (14 sqm) with adjacent bathroom (7 sqm)
- One upstairs double (23 sqm) with adjacent salle d'eau

Additional Living Space (28 sqm): Upstairs lounge with office area and storage under the eaves.

Garage (30 sqm): Internal access to the house.

Studio (26 sqm): Separate building currently used as an art space—potential for guest accommodation (subject to permissions).

Outside, relax on multiple terraces, swim in the 11m x 5m pool set in mature gardens, and enjoy the peaceful countryside. Ideal for year-round living, a luxurious holiday retreat, or remote working in South West France.