LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40683ANW47 Price: 348 000 EUR

agency fees to be paid by the seller

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







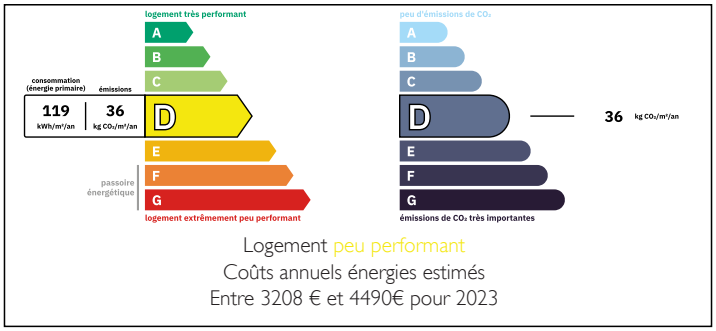








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3208 € et 4490€ pour 2023

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.

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:	**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.