

Unique Property Complex with Character, Income Potential, Workshop & Garden in the centre of a Bastide Town.



INFORMATION

Town:	Miramont-de-Guyenne
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	88 m2

IN BRIEF

Discover a truly unique and versatile property in the heart of a bastide town. This extensive complex features a large, character-filled main town house offering generous living space. It also includes a self-contained income-generating apartment—perfect for rental income, multi-generational living, or an independent office. The property is capped off by a substantial garage/outbuilding, which provides an impressive and flexible space ideal for a large workshop, car collection, studio, or professional endeavors. The property also benefits from a small and manageable garden.

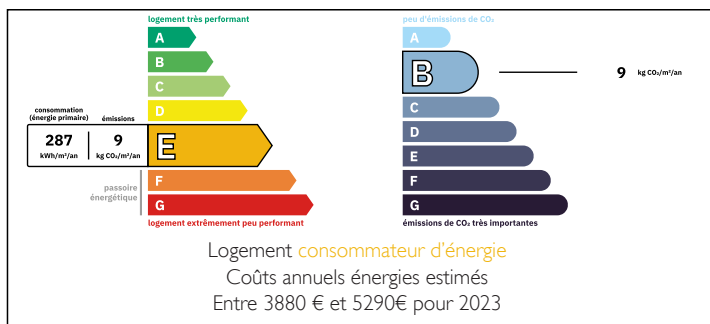
A rare find for those who need space to live, work, and earn.

Located in Miramont-de-Guyenne close to shops and the weekly market

an 10 mins from Eymet & 25 minutes from Bergerac (with it's International airport)



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.



LOCAL TAXES

Taxe foncière: 5 EUR

NOTES

DESCRIPTION

Ground Floor

Entrance hall

Living room (approx 18m2)

- Fireplace

Living Room / Diner (approx 36m2)

- Fireplace

- • Wooden staircase leading to 1st floor

- Door to cellar

Kitchen (approx 20m2)

- Fireplace

- Door to terrace and garden

Shower room

- Shower and wash hand basin

First floor

• Master bedroom

- Access to a gallery and terrace

Dressing room and private bathroom

Bathroom

- Bath, shower, washhand basin, WC

Separate flat (approx 55m2)

- kitchen/living room, bedroom and bathroom

Outbuildings & Garages

• Garages suitable for storage, workshops or craft activities

• Several outbuildings for storage or conversion

Courtyard with multiple access points, offering great flexibility

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