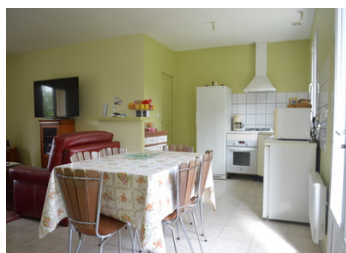


Just 10 min from Miramont, in a secluded spot in the countryside, a single-storey house with an outbuilding.



INFORMATION

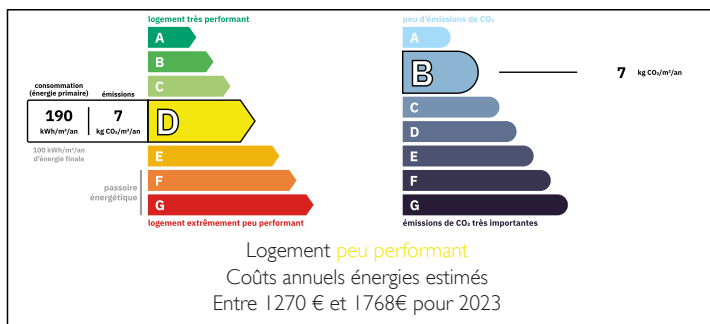
Town:	Montignac-de-Lauzun
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	2625 m2

IN BRIEF

Just 10 minutes from all amenities, this pleasant single-storey house, built in 2007, will charm you with its quiet, leafy and perfectly preserved surroundings, free from any visual or noise pollution. Set in a peaceful, bucolic setting, it offers superb unobstructed views of the surrounding countryside. The interior comprises a beautiful, spacious and light-filled living area, with an open-plan, welcoming and practical kitchen opening onto a large, cosy living room. The sleeping area features three comfortable and well-appointed bedrooms, a bathroom with a shower, and a separate toilet.

A practical utility room completes the property. Finally, a huge garage is a real asset, providing space for a car or a campervan, or offering ample storage space. A functional, bright and immaculately maintained home, ideal for enjoying a comfortable lifestyle.

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

This house comprises:

- a 19 m² kitchen-diner
 - a 24 m² living room
 - a first bedroom with a built-in wardrobe (10 m²)
 - a second bedroom, also with a built-in wardrobe (10 m²)
 - a third bedroom (10 m²)
 - a shower room/bathroom of 5m²
 - a toilet
 - a utility room of 5m²
 - a garage of 137m²
-
- double-glazed windows with wooden shutters
 - up-to-standard electrical wiring
 - compliant private sewage system

NOTES

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