

10 Bedroom Home with Gîte. Near the Canal des Deux Mers cycling route

EXCLUSIVE



INFORMATION

Town:	Meilhan-sur-Garonne
Department:	Lot-et-Garonne
Bed:	10
Bath:	7
Floor:	500 m ²
Plot Size:	2330 m ²



IN BRIEF

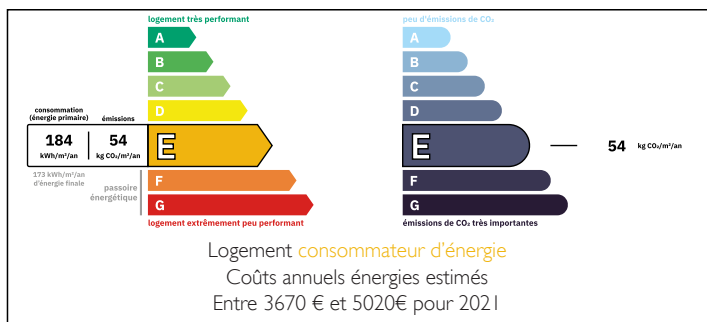
In a characterful village with its own port on the Canal Latéral à la Garonne, this attractive property complex comprising a main house with guest accommodation and an independent gîte awaits you.



Currently operating as a successful tourism business, the property benefits from regular trade generated by its proximity to one of France's most popular long-distance cycling routes.

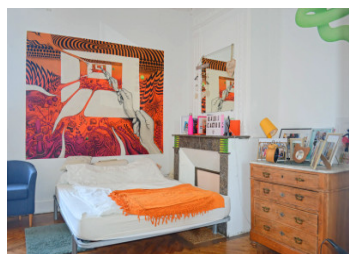


ENERGY - DPE



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 habitation: 2400 EUR

NOTES

DESCRIPTION

The main house offers approximately 400 m² of living space and is full of character and individuality. The accommodation includes an entrance hall, a spacious reception room, a large family kitchen, four generous bedrooms each benefiting from their own private shower room, two additional bedrooms, a further shower room with WC, and a utility room.

On the lower ground floor, an independent one-bedroom apartment enjoys its own private entrance from both the road and the garden, making it ideal for guests, rental income, staff accommodation or multi-generational living. A garage completes this level.

The adjoining gîte offers approximately 100 m² of living space and has been thoughtfully renovated to combine modern comfort with original character features. The ground floor comprises an open-plan kitchen, dining and living area, a shower room and a utility room. Upstairs, a landing leads to three bedrooms, a study area and a separate WC.

Outside, the property benefits from a generous rear garden providing ample space for outdoor dining, relaxation and recreation, together with a smaller front garden. The gardens offer a peaceful setting for guests and owners alike.

Main House

Entrance hallway 25m²

Kitchen 35m²

Sitting room 41m²

Bedroom 1: 42m²

Bedroom 2: 35m²

Bedroom 3: 20m²

Shower room 9m²

Shower room avec chambre 3: 3m²

Buanderie 5.5m²

Garage 31m²

Hallway 3m²

Bedroom 4: 16m²