

## Charming Centrally Located Stone Townhouse with Private Walled Courtyard Garden



## INFORMATION

Town:	Miramont-de-Guyenne
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	82 m <sup>2</sup>
Plot Size:	26 m <sup>2</sup>

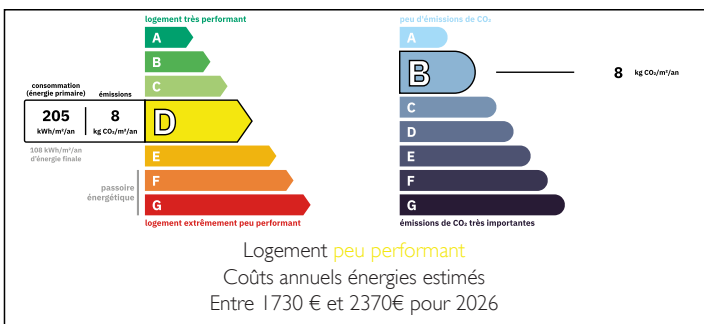


## IN BRIEF

Ideally located in the heart of this sought-after market town, just a short stroll from its shops, cafés and year-round weekly market, this delightful townhouse offers character, comfort and convenience. The accommodation includes an open plan fitted kitchen and bright and welcoming living/dining room, together with a ground-floor WC with washing machine connection. Arranged over the upper floors are two spacious double bedrooms, a study or smaller third bedroom, and a family bathroom with WC. To the rear, a secluded courtyard garden provides a private outdoor retreat, complete with a covered terrace ideal for al fresco dining and relaxing. Bursting with character, this charming property benefits from electric heating, double-glazed windows and plenty of storage. Early viewing is highly recommended to fully appreciate the location and charm of this attractive home.

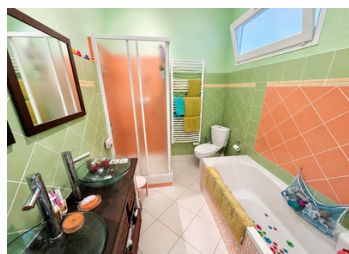
Bergerac is 35 mins and Bordeaux 1hr 30 mins...

## 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

Lounge / Kitchen / Diner (approx 36m<sup>2</sup>)

- Fully fitted kitchen
- Exposed beams and stone
- French doors to terrace and courtyard
- Cupboard under stairs

WC (approx 1.8m<sup>2</sup>)

- Plumbing for washing machine

First Floor

Landing (approx 6.3m<sup>2</sup>)

Master Bedroom (approx 21m<sup>2</sup>)

- Exposed beams and stone

Bedroom 2 / Office (approx 8.2m<sup>2</sup>)

- Exposed beams and stone

Bathroom (approx 5m<sup>2</sup>)

- Shower, wash hand basin, bath & WC
- Heated towel rail

Second Floor

Bedroom (approx 23.3m<sup>2</sup>)

- Velux
- Attic cupboards
- Wooden beams

Covered Terrace and Courtyard (approx 27m<sup>2</sup>)

Storage cupboard (approx 1.8m<sup>2</sup>)

Rear Access through gate

## LOCAL TAXES

Taxe foncière: **809 EUR**

## NOTES

-----

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