

Beautiful Stone farmhouse set in a Peacefull Location with Stunning Views



INFORMATION

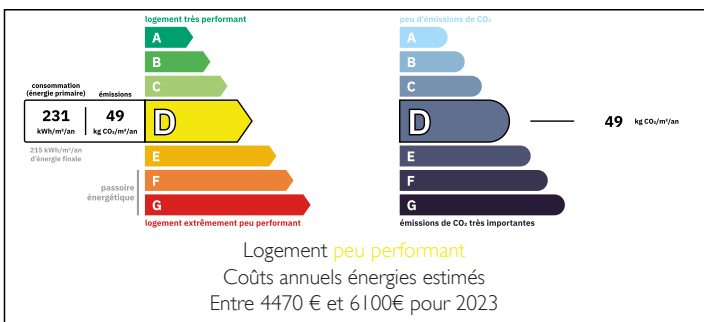
Town:	Montignac-Toupinerie
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	190 m2
Plot Size:	2000 m2



IN BRIEF

Nestled in the peaceful countryside this beautifully renovated stone home combines character, charm & modern comfort while enjoying lovely countryside views. Offering approximately 190m² of living space, the ground floor features a fitted kitchen with traditional terracotta floor tiles & woodburner, a bright living room or snug opening onto the garden and terrace, 3 gorgeous bedrooms, one with an ensuite, a family bathroom, shower room plus a convenient utility room. A spacious 55m² mezzanine lounge / dining room with wood burner provides an impressive additional living area. Outside, you will find a covered entrance terrace, several relaxing seating areas, an above ground swimming pool & a delightful flower filled garden with open views. A tranquil setting but only 5 minutes from Seyches with it's boulangeries, popular restaurant & epicerie. Eymet 20mins, Marmande 20mins & Bergerac 45mins

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

Kitchen (approx 26.25m²)

- Wood stove
- Exposed stone & terracotta tiles
- Wood burner

Snug / Dining Room (approx 15m²)

- French doors to garden

Inner Lobby / Study (approx 13m²)

- Stairs to living room

Exposed stone and wooden beams

Shower Room (approx 2.8m²)

- Shower, wash hand basin, WC, towel rail

Utility Room (approx 8m²)

- Exposed stone, terracotta tiles

Master Bedroom (approx 23.1m²)

- French doors to garden

- Exposed stone & wooden beams

Ensuite (approx 3.3m²)

- Shower, wash hand basin, WC, towel rail

Bedroom 2 (approx 14.5m²)

- French doors to garden

- Exposed stone & wooden beams

Bedroom 3 (approx 14m²)

- Exposed stone & wooden beams

Bathroom (approx 6.8m²)

- Bath, shower, WC, heated towel rail

First Floor

Lounge / Dining Room (approx 55m²)

- Wood burner

- Wooden floor and beams

Above ground swimming pool

Covered terrace

Assortment of fruit trees

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

NOTES