LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47424ENM46

Price: 527 000 EUR

agency fees to be paid by the seller

Property comprising 2 renovated stone houses, pool















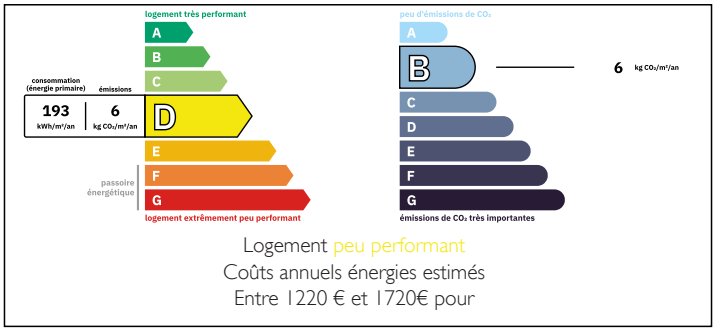
INFORMATION

Town:	Montgesty
Department:	Lot
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	9000 m2

IN BRIEF

5 minutes from Catus, with all shops and a typical market on Tuesday mornings, this property consists of two renovated stone houses totaling 200 m², 10 rooms, 5 bedrooms, and a swimming pool, set on over 2 acres in a very quiet hamlet.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1220 € et 1720€ pour

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.

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LOCAL TAXES

Taxe foncière:	**1700 EUR**

NOTES

DESCRIPTION

5 minutes from Catus, with all shops and a typical market on Tuesday mornings, this property consists of two renovated stone houses totaling 200 m², 10 rooms, 5 bedrooms, and a swimming pool, set on over 2 acres in a very quiet hamlet.

An authentic former farm combining traditional stone charm with modern comfort.

Main house (approx. 96 m² over two levels, single-story living possible):

Ground floor :
Entrance via a large 33 m² covered terrace, living area with open kitchen (approx. 22 m²), living room with fireplace insert opening onto the garden and pool area, bedroom with private shower room, laundry room, and separate WC.

First floor: two bedrooms, shower room, and WC.

Second house (converted former bakehouse):

Ground floor: 23 m² kitchen fitted inside the original bread oven, spacious 45 m² living room featuring the original millstone and stone flooring.

First floor: two bedrooms and a bathroom with WC.

Ideal for a gîte, guest house, or holiday rental.

Features & Amenities :

Electric heating (underfloor heating and reversible air conditioning) plus wood heating.

Double-glazed windows, updated roof, and good insulation.

Individual sanitation system (compliant in 2019) serving both houses.