

Single-storey 3-bedroom home with swimming pool, large garden and double garage



INFORMATION

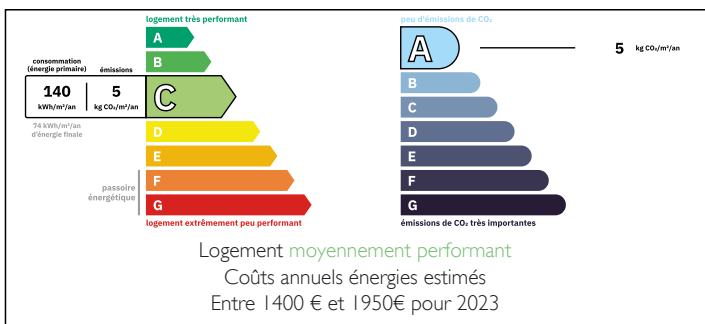
Town:	Miramont-de-Guyenne
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	145 m2
Plot Size:	1866 m2

IN BRIEF

The property is set on a generous 1,903 m² plot, this well-maintained single-storey home offers comfortable and practical living, with a 9m x 4m swimming pool, spacious garden, ample parking and a large covered garage.



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

The accommodation is arranged entirely on one level and includes an entrance hall, a bright living/dining room with direct access to the garden, a fitted kitchen with adjoining utility room, and three bedrooms. One bedroom benefits from an en-suite shower room, whilst another benefits from a bathroom with both bath and shower.

A garden room and an additional small sitting area provide further flexible living space.

Outside, the 9m x 4m swimming pool is set within a large, predominantly lawned garden, providing an attractive space for relaxing, outdoor dining and entertaining. There is also a substantial covered garage suitable for two cars, additional storage and a separate workshop.

Offering approximately 115 m² of habitable space, the property would make a comfortable permanent residence or an easy-to-manage holiday home, with the added advantage of everything being conveniently arranged on one level.

NOTES

Bedroom (6m²)
 Bedroom (10m²)
 Bedroom (9m²)
 bathroom (5m²)
 Shower room (3m²)
 Kitchen (12m²)
 Garage room storage (8m²)
 Garage (31m²)
 Smalling sitting area (4m²)
 Entrance Hall (7m²)
 Utility Room (5m²)
 Living/Dining (29m²)
 WC (2m²)
 Garden room (8m²)

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