LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47599ANS47 Price: 241 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (230 000 EUR without fees)

Stone house with a dovecote and outbuildings on a plot of approximately 2.9 ha.















INFORMATION

Town:	Montauriol
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	29133 m2

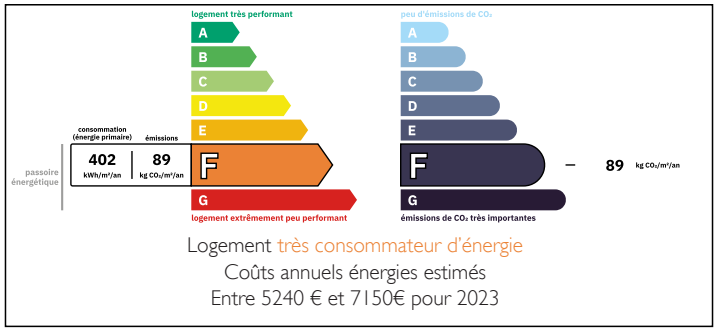
IN BRIEF

Situated at the end of a long country lane, this property of approximately 130m² is surrounded by fields and woodland, offering peace and quiet and rustic charm. Full of character, it features a charming dovecote and numerous authentic features such as exposed stonework and beams. The ground floor comprises an entrance hall, a dining room with a stone fireplace, a kitchen and two bedrooms. Upstairs in the dovecote, you will find a third bedroom with an en-suite shower room.

Outside, a spacious stone barn offers plenty of potential for extension or conversion.

Ideally situated at the crossroads of the Bastides of Castillonnès, Villeréal, Eymet and Monflanquin – not to mention Issigeac – this former farmhouse, nestled in complete seclusion at the end of a country lane, offers peace and quiet, privacy and timeless charm. Filled with original features, it exudes...

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 5240 € et 7150€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47599ANS47 Price: 241 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (230 000 EUR without fees)







DESCRIPTION

An ideal property as a family home, holiday home or country retreat in the heart of south-west France.
Set on a plot of approximately 2.9 hectares, the house enjoys a location offering breathtaking views over the surrounding valley.
Bergerac Airport is just 24 km from the property.
Main amenities are less than 10 minutes away.
Renovation work is required.

DIMENSIONS:
Ground floor: Entrance hall 14.39 m²
Ground floor: Dining room 22.5 m² with open-hearth fireplace
Ground floor: Kitchen 13.33 m²
Ground floor: Bedroom 12.72 m²
Ground floor: Bedroom 17.86 m²
Ground floor: Shower room 5.71 m²
Ground floor: WC 1.5 m²
Ground Floor: Storage room 4 m²
Dovecote: 1st floor bedroom 38.66 m² with washbasin and toilet
Ground Floor: Conservatory 54 m² with water supply
Ground Floor: Garage 10 m²
Ground Floor: Barn 300 m² (roof re-thatched 10 years ago)
OTHER FEATURES: Cellar – Garden – Terrace – Fitted cupboards – Attic – Single and double glazing – Convertible loft space – Traditional shutters – Not overlooked – Borehole – Conservatory – Parking
HEATING: Gas – Wood – Individual heating
SANITATION: Individual

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

NOTES

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr