

Architecturally designed house with swimming pool & views in a town location - to be completed

## EXCLUSIVE



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Miramont-de-Guyenne
Department:	Lot-et-Garonne
Bed:	5
Bath:	5
Floor:	300 m2
Plot Size:	2235 m2

## IN BRIEF

Be the first to benefit from this architect designed house; the basics are in place however, the property needs to be completed.

With approximately 300m<sup>2</sup> of living space comprising of an open plan lounge, kitchen and diner, plus 5 bedrooms with en suites and an additional living room with a spectacular view, the property is spacious and filled with light.

There is double glazing and travertine flooring with underfloor heating to be connected.

A large garage and Infinity swimming pool also need to be completed.

A fantastic opportunity for those happy to finish a project.

Bergerac airport is 25 mins away and the bastide town or Miramont-de-Guyenne with all amenities is on your doorstep. There is the possibility to purchase more land 2500 m<sup>2</sup>

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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

A large gravelled parking area at the front of house, with a double garage

A covered porch over the front door

GROUND FLOOR – WITH LARGE BEAMS AND TRAVERTINE FLOORING IN ALL THE ROOMS, Underfloor heating via oil fired central heating - to be completed.

FRONT DOOR OPENS ONTO  
LARGE OPEN PLAN LIVING ROOM (66 m<sup>2</sup>) a feature woodburning stove - to be installed  
French doors leading to terrace and infinity pool, bespoke wooden staircase leading up to first floor  
DINING ROOM – KITCHEN (42 m<sup>2</sup>) fully fitted kitchen, French doors opening onto the pool  
DOWNSTAIRS BEDROOM (14 m<sup>2</sup>)  
ENSUITE (6 m<sup>2</sup>) with shower, WC, handbasin, towel radiator and window  
UTILITY ROOM (3 m<sup>2</sup>)  
OFFICE (15 m<sup>2</sup>) with glazed door to pool

FIRST FLOOR (ALL THE ROOMS HAVE BEAMS AND WOOD DOUBLE GLAZED WINDOWS)  
IMPRESSIVE LANDING WITH CATHEDRAL WINDOWS FRAMING A MAGNIFICENT VIEW (44 m<sup>2</sup>)  
BEDROOM 2 (14.5 m<sup>2</sup>)  
ENSUITE (7 m<sup>2</sup>) with shower, WC, handbasin, towel radiator  
BEDROOM 3 (25 m<sup>2</sup>)  
ENSUITE (4.5 m<sup>2</sup>) with shower, WC, towel radiator and handbasin  
BEDROOM 4 (21 m<sup>2</sup>)  
ENSUITE (3 m<sup>2</sup>) with shower, handbasin, WC and towel radiator  
BEDROOM 5 (20 m<sup>2</sup>)  
ENSUITE (6 m<sup>2</sup>) with bath, shower, double handbasin, WC and towel radiator

## OUTSIDE