

Fully renovated stone built country house with five bedrooms and a hectare of land.

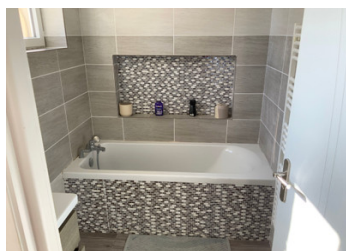
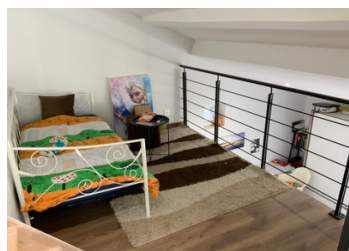
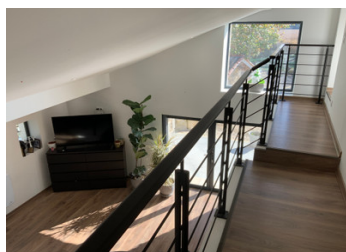


## INFORMATION

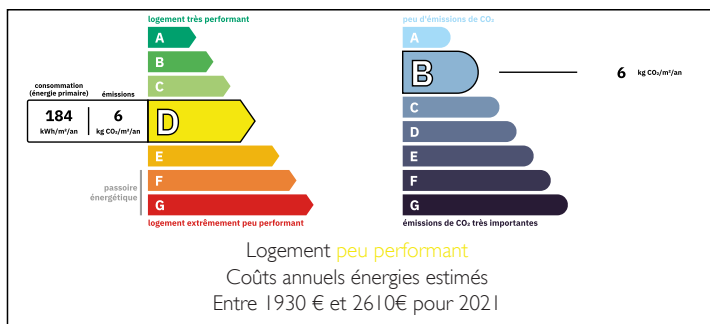
|             |                |
|-------------|----------------|
| Town:       | Mézin          |
| Department: | Lot-et-Garonne |
| Bed:        | 5              |
| Bath:       | 3              |
| Floor:      | 200 m2         |
| Plot Size:  | 10277 m2       |

## IN BRIEF

This fully renovated country house (only five minutes from Mézin) has beautiful south facing views with balcony and over a hectare of well managed completely fenced land with various outbuildings and a sauna. Ideal as a family home or holiday home and with excellent holiday rental potential. Viewing highly recommended to appreciate the full potential.

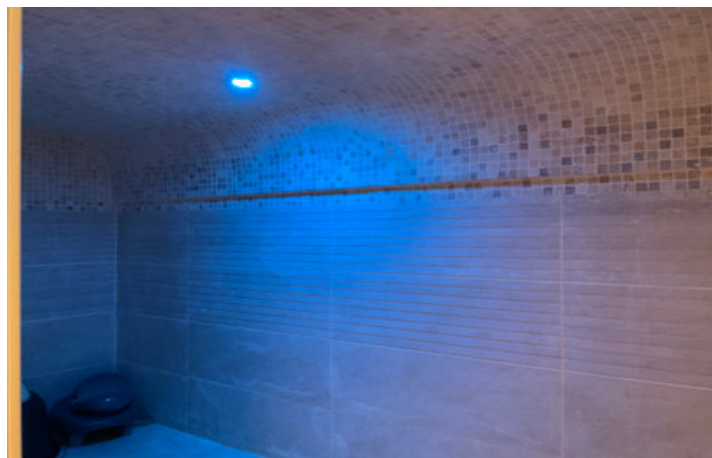


## ENERGY - DPE



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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 foncière:** 400 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

A private driveway leads a large parking area to the rear of the property.

As one enters the house (see floor plans) there is a hallway (4m<sup>2</sup>) leading to a lovely fully fitted kitchen (25 m<sup>2</sup>) with doors leading the garden.

From here another hallway leads to two ground floor bedrooms (10m<sup>2</sup> & 15 m<sup>2</sup> respectively).

There are also two utility rooms and ample storage.

To the left as one enters the house, there is also a WC (3m<sup>2</sup>) and a bathroom (4m<sup>2</sup>)

To the right of the entrance, there is a bright and spacious open plan living room (30 m<sup>2</sup>) with the mezzanine first floor hallway above. So this room has double height.

This leads to the third bedroom (12.5 m<sup>2</sup>).

There is also a sauna on this floor (3 m<sup>2</sup>) and a WC (1 m<sup>2</sup>).

A stairway leads to a mezzanine living area.

From here this is a south-facing hallway with a brand new balcony overlooking the garden.

To the end of this hallway there is another WC (2.5 m<sup>2</sup>).

From here there are two large bedrooms (25m<sup>2</sup> & 26 m<sup>2</sup>). Each bedroom has its own bathroom (5m<sup>2</sup> and 3 m<sup>2</sup>).

The house is double glazed throughout.

The land is over a hectare in well kept and completely fence. It has great potential to be develop further and has been used to keep horses in the past.