

Detached maison de maitre style house with terraced garden and pool and long distant views over countryside.



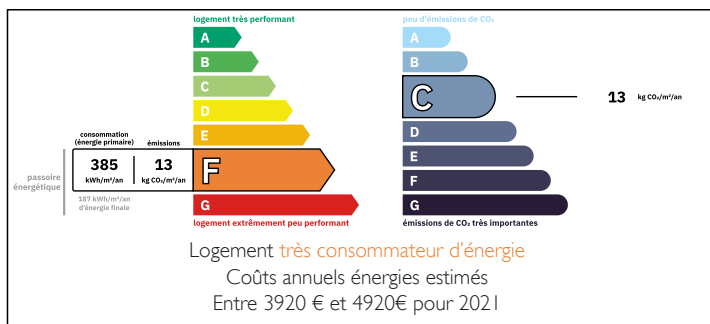
INFORMATION

| | |
|-------------|----------------|
| Town: | Montastruc |
| Department: | Lot-et-Garonne |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 120 m2 |
| Plot Size: | 804 m2 |

IN BRIEF

Large stone maison de maitre style house that used to be the village bakery, offering large rustic kitchen with bread oven, beams, leaded windows and stable door to courtyard terrace. Separate dining room with beamed ceiling and wood burner, lounge with beamed ceiling and wood burner, large family bathroom with corner bath and shower, 2 good size bedrooms, one with shower, and access to rear terrace, a smaller single bedroom used as office, and a large master bedroom with washbasin. small laundry with WC accessible from outside.

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

Outside there are various terraces with balustrades for dining al fresco, evening apéros or morning coffee, gardens and a lawned area, salt water swimming pool 9M x 5M with private sun bathing terraces, a bar area, various garden sheds, private parking area to the rear.

This inviting property offers exceptional value for money and could offer business potential, owners downsizing due to health concerns.

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

LOCAL TAXES

Taxe foncière: 828 EUR

Taxe habitation: EUR

NOTES