

A fabulous & spacious 5 bedroom house set in a peaceful location with a pool and stunning views.



## INFORMATION

Town:	Miramont-de-Guyenne
Department:	Lot-et-Garonne
Bed:	5
Bath:	4
Floor:	450 m <sup>2</sup>
Plot Size:	4420 m <sup>2</sup>

## IN BRIEF

Embrace the tranquility of countryside living in this remarkable five-bedroom home, nestled amidst serene landscapes.

Upon arrival, be greeted by a grand entrance hall adorned with a graceful wooden staircase. The warmth of an open fire in the lounge creates an inviting ambiance, ideal for cozy gatherings & relaxing evenings.

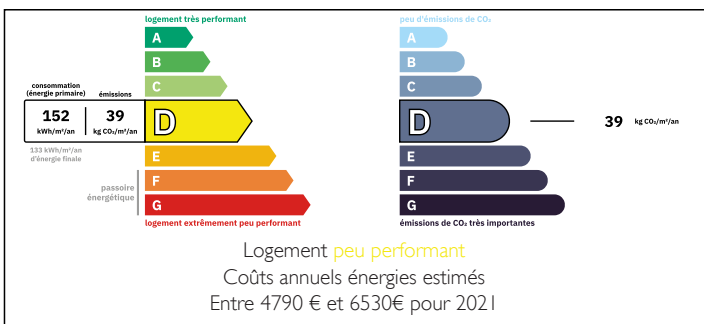
The dining room, featuring French doors that open onto a terrace, is perfect for entertaining amid wonderful views.

Ascend to the impressive converted attic boasting wooden beams & exposed stone, a versatile space; ideal for a studio, recreation room, or additional living quarters.

Step outside to embrace the expansive garden sanctuary with a refreshing pool & views of the countryside.

With some updating, this property would make a fabulous family home or is an ideal business

## 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

- Entrance hall (approx 52m<sup>2</sup>)
  - Exposed beams, Staircase
- Boiler room (approx 4.5m<sup>2</sup>)
- Utilities (approx 8m<sup>2</sup>)
- WC (approx 3.8m<sup>2</sup>)
  - Wash hand basin
- Dining room (approx 32.5m<sup>2</sup>)
  - French doors to terrace
- Lounge (approx 28.8m<sup>2</sup>)
  - Open fireplace
- Study (approx 25.5m<sup>2</sup>)
- Bedroom 1 (approx 30.5m<sup>2</sup>)
  - Wooden beams & sink
- Kitchen (approx 26.6m<sup>2</sup>)
  - Built in cupboards
  - Freestanding electric oven with gas hob
  - Doors to garden
- Bathroom 1 (approx 4m<sup>2</sup>)
  - Bath with showerhead, WC, wash hand basin
- Storage room (approx 1.5m<sup>2</sup>)
- Level 1
- Bedroom 2 (approx 21m<sup>2</sup>)
  - Wooden floor & wooden beams
- Bathroom 3 (approx 3.8m<sup>2</sup>)
  - Bath, WC & wash hand basin
- Bedroom 3 (approx 17m<sup>2</sup>)
  - Wooden floor & wooden beams
  - Wash hand basin
- Bathroom 4 (approx 3.2m<sup>2</sup>)
  - Shower, WC & wash hand basin
- Attic (approx 86.5m<sup>2</sup>)
  - Wooden beams & exposed stone
  - Built in Cupboards
- Bedroom 4 (approx 21m<sup>2</sup>)
  - Wooden floor & wash hand basin
- Ensuite (approx 3.7m<sup>2</sup>)
  - Shower & WC
- Bedroom 5 (approx 25m<sup>2</sup>)
  - Wooden floor & wash hand basin
- Ensuite (approx 4.2m<sup>2</sup>)
  - Shower & WC
- Landing / Corridor (approx 18m<sup>2</sup>)
- Garage (approx 23m<sup>2</sup>)

## LOCAL TAXES

Taxe foncière: **610 EUR**

Taxe habitation: **EUR**

## NOTES