

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 m2
Plot Size:	4420 m2

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.

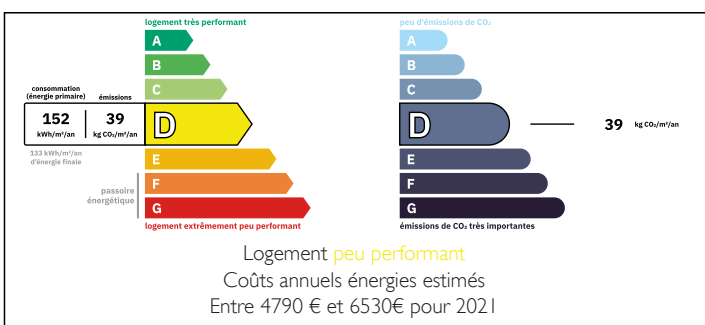
Ascend to the impressive converted attic boasting wooden beams & exposed stone, a versatile space; ideal for a studio, recreation room, or additional living quarters.

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



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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: 610 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entrance hall (approx 52m2)

- Exposed beams, Staircase

Boiler room (approx 4.5m2)

Utilities (approx 8m2)

WC (approx 3.8m2)

- Wash hand basin

Dining room (approx 32.5m2)

- French doors to terrace

Lounge (approx 28.8m2)

- Open fireplace

Study (approx 25.5m2)

Bedroom 1 (approx 30.5m2)

- Wooden beams & sink

Kitchen (approx 26.6m2)

- Built in cupboards

- Freestanding electric oven with gas hob

- Doors to garden

Bathroom 1 (approx 4m2)

- Bath with showerhead, WC, wash hand basin

Storage room (approx 1.5m2)

Level 1

Bedroom 2 (approx 21m2)

- Wooden floor & wooden beams

Bathroom 3 (approx 3.8m2)

- Bath, WC & wash hand basin

Bedroom 3 (approx 17m2)

- Wooden floor & wooden beams

- Wash hand basin

Bathroom 4 (approx 3.2m2)

- Shower, WC & wash hand basin

Attic (approx 86.5m2)

- Wooden beams & exposed stone

- Built in Cupboards

Bedroom 4 (approx 21m2)

- Wooden floor & wash hand basin

Ensuite (approx 3.7m2)

- Shower & WC

Bedroom 5 (approx 25m2)

- Wooden floor & wash hand basin

Ensuite (approx 4.2m2)

- Shower & WC

Landing / Corridor (approx 18m2)

Garage (approx 23m2)