

A delightful modern bungalow set in a large garden with lovely views over the countryside.



INFORMATION

Town:	Miramont-de-Guyenne
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	94 m2
Plot Size:	2000 m2

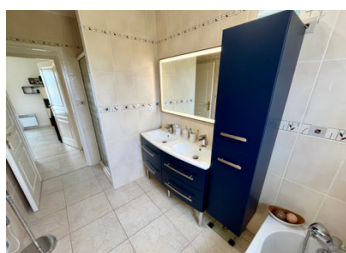
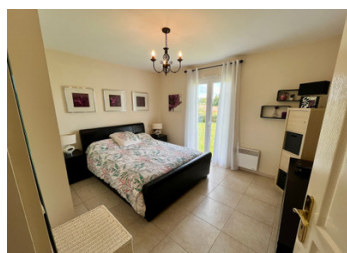
IN BRIEF

This beautifully maintained house is situated in a peaceful location with uninterrupted views. It has 3 bedrooms, a bathroom, a spacious and light open plan living / dining room featuring a fantastic new pellet burner. The well fitted kitchen also leads into a useful utility room and onwards to the garden. The recently built pergola at the rear of the property is perfect for relaxing and enjoying the tranquility and the views.

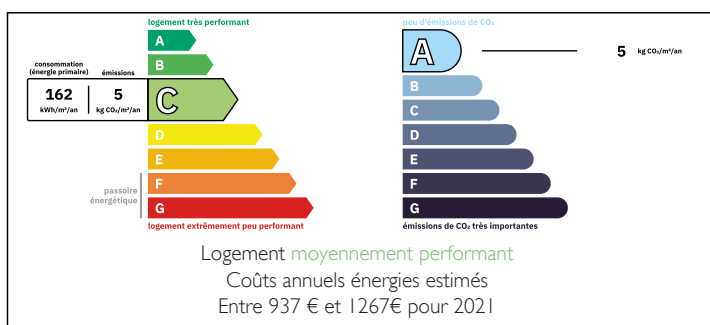
There is also a large double garage plus ample private parking.

As well as a superb family home, this property is also ideal as a lock up and leave home holiday home. It benefits from a newly constructed vide sanitaire, newly painted shutters, cleaned roof and fibre included.

Within a few minutes drive you will find yourself in Miramont-de-Guyenne with its cafes, restaurants, boulangeries, supermarkets and many other amenities. Bergerac...



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

Lounge (approx 22m²)

- Pellet burner (new)
- French doors
- Tiled floor and cupboards

Kitchen / Diner (approx 15m²)

- Fully equipped kitchen with double oven and gas hob
- Reverse cycle air conditioning / heating
- French doors
- Tiled floor

Utility (approx 4 m²)

- Cupboards and tiled floor
- Access to garden
- Hot water tank

corridor (approx 4m²) leading to the bedrooms

Bedroom 1 (approx 12m²)

- French doors
- Built in cupboards and tiled floor

Bedroom 2 (approx 11m²)

- Built in cupboards and tiled floor

Bedroom 3 (approx 8m²)

- Tiled floor

Bathroom (approx 7m²)

- New wash hand basin unit
- Bath
- Shower
- Heated towel rail

Separate WC (approx 1.5m²)

Double Garage (approx 48m²)

- Electric doors
- Separate door with access to garden

Information about risks to which this property is

LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

NOTES