

Stone house, outbuilding and swimming pool with enclosed garden in open countryside..



## INFORMATION

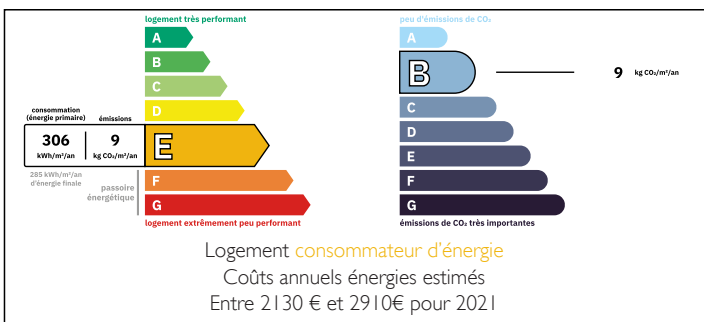
Town:	Montastruc
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	225 m2
Plot Size:	6125 m2

## IN BRIEF

Good sized house with large rooms, undergone recent renovation offering fitted kitchen, pantry, good sized bathroom with corner bath sink and WC, lounge with stone fireplace, wide central hallway, 3 good sized bedrooms one with a fireplace, large full width covered terrace facing south.

An old barn has been demolished in the grounds giving extra space or opportunity to rebuild a large garage etc. Fully enclosed gardens, parking for a few cars, stone outbuilding could be used for garden storage chickens or a workshop.

## 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

There has been a walled swimming pool but it has fallen into disuse but could be a valuable asset with some TLC.

Open country views all around, no close neighbours, peace and quiet, yet just 40 kms from BERGERAC 80kms from TOULOUSE OR BORDEAUX.

Plenty of nearby villages with markets, shops, restaurants, lots of local activities .

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

## LOCAL TAXES

Taxe foncière: 841 EUR

Taxe habitation: EUR

## NOTES