

Beautiful family home with gite and the most spectacular views !! \*Drone footage available\*



## INFORMATION

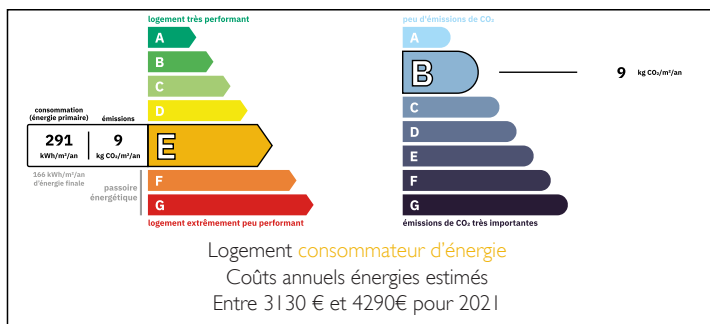
Town:	Montpezat
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	164 m2
Plot Size:	9693 m2



## IN BRIEF

This, very loved, family home is up for sale. It's an opportunity that should not be missed, this area is very sought after and houses in this particular stretch do go very quickly.

## 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, lounge with fireplace. Open plan kitchen and dining area, balconies off both living areas and the master bedroom. This all sets the scene for very special sundowners !!

The main house is all on one level, with three bedrooms, two bathrooms - one en-suite.

The Gite is on the level below the main house, again with its own access and gorgeous outdoors terrace.

The Gite comprises a living room, open plan kitchen and dining room, a large bedroom and bathroom. Doors lead from the living room to the terrace where the sunshine and views can be embraced.

The swimming pool and surrounding entertainment area is to the side of the house.

There is an enormous double garage and workshop area, providing all that one could wish for in terms of a 'man-cave'.

The garden is beautiful, maintained as parkland but affords a feeling of space and, honestly, the views are simply incredible.

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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: 2563 EUR**

**Taxe habitation: EUR**

## NOTES