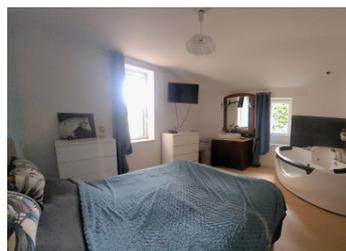


Bright stone family home. Spacious rooms, swimming pool, outbuildings, 3 horse boxes, two wells.



INFORMATION

Town:	Montauriol
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	175 m ²
Plot Size:	17500 m ²



IN BRIEF

Set in parkland at the end of a private driveway, this stone house in a village near Castillonès offers generous volumes, exceptional light and a peaceful setting.

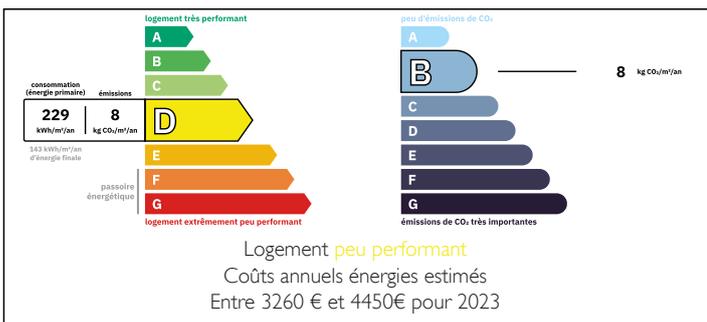
The living room is bright and airy thanks to its large windows overlooking the heated swimming pool, the converted pool house and the summer living area. A chic, functional kitchen, a study, a master bedroom with en suite shower room and a second bedroom complete this level.

Upstairs, two light-filled bedrooms overlook the horse paddock and wooded grounds.

The 17,000 m² grounds are fully enclosed and partly planted with trees, are home to horses and ponies. A 200 m² outbuilding in very good condition, an orchard, two functional wells and a petanque area complete the property.

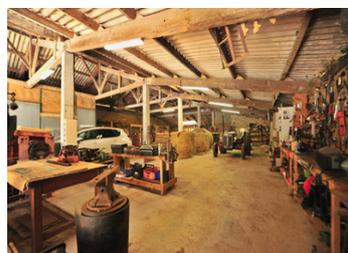
The property is 5 minutes from Castillonès, 15 minutes from Villeréal and less than 30 minutes from Bergerac airport.

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

Additional information:

- Master bedroom with corner bath and washbasin
- Swimming pool heated by heat pump
- Pool house (kitchen, shower, WC)
- Barbecue
- 63m² lounge
- Pétanque court (10x6m)
- Fruit trees
- Kitchen garden
- Outbuilding and garden sheds in very good condition

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

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES