

Contemporary 3-Bed Home with 2,635m² garden, and paddock of 6,253m² also available.



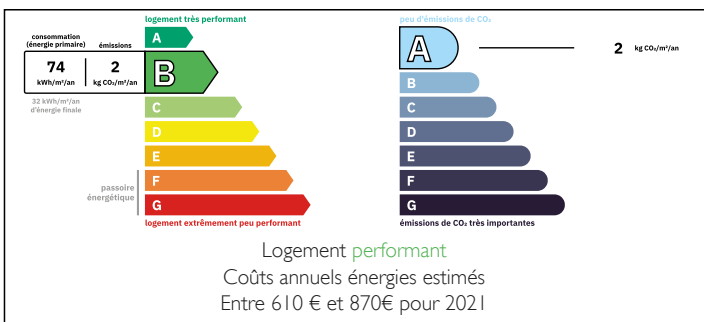
INFORMATION

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|-------------|---------------------|
| Town: | Miramont-de-Guyenne |
| Department: | Lot-et-Garonne |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 138 m ² |
| Plot Size: | 2635 m ² |

IN BRIEF

Charming contemporary home with 2,635m² garden + paddock of 6,253m² available, accessed via remote-controlled gate. The 72 m² open-plan living room is bright and airy with lounge, dining area, and fitted kitchen, plus five large sliding glass doors and high ceilings. Features include tiled floors, reversible air conditioning, underfloor heating, and access to a covered terrace, the windows are equipped with electric shutters. Ground floor also includes a WC and 23 m² utility/garage room with internal access. Upstairs: three bedrooms with motorized Velux windows, modern bathroom (walk-in shower, double sink), WC, walk-in closet, and an additional room with sink and shower fittings. Quality finishes throughout. Outdoors: two covered terraces, garden shed, gravel pathways. Includes adjacent 6,253 m² of agricultural land – ideal for gardening, animals, or leisure use. Peaceful setting with open countryside views. 3.4km from market...

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

The Rooms:

Large open plan sitting room / kitchen / dining room (72 m²) with underfloor heating
Toilet (2.20 m²) with handbasin
Access from the kitchen to the adjoining garage and utility room.

First Floor

Mezzanine landing (8.88 m²)

Bedroom 1 (9.67 m²)

Dressing Room (6.09 m²)

Shower Room (6.50m²) with shower, double hand basin

Toilet (1.32 m²)

Bedroom 2 (9.19 m²)

Washroom with handbasin and plumbing for a shower currently used as dressing room

Bedroom 3 (9.72 m²)

Outside:

Garage - • A utility/boiler/garage/storage room of 23 m²

The property boasts two well-designed covered terraces—one adjoining the kitchen/dining area with views of the garden and oak grove, and another along the front of the house that preserves natural light. Gravel paths connect the gate, garage, and terraces, while a wooden shed offers garden tool storage. Additionally, a nearby 6,253 m² plot of non-buildable agricultural land provides open countryside views, ideal for a vegetable garden, orchard, or small livestock.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES