

## Stunning Farmhouse exuding Character and Charm with Heated Pool, Panoramic Views Close to Amenities



## INFORMATION

Town:	Miramont-de-Guyenne
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	182 m <sup>2</sup>
Plot Size:	5500 m <sup>2</sup>

## IN BRIEF

Experience the quintessential French lifestyle. Oozing charm with exposed stone and beams, this beautifully renovated 4-bedroom farmhouse offers a heated swimming pool, double garage, and a colourful, established garden.

A choice of terraces provides the perfect vantage point to take in the spectacular, uninterrupted panoramic views and embrace outdoor living.

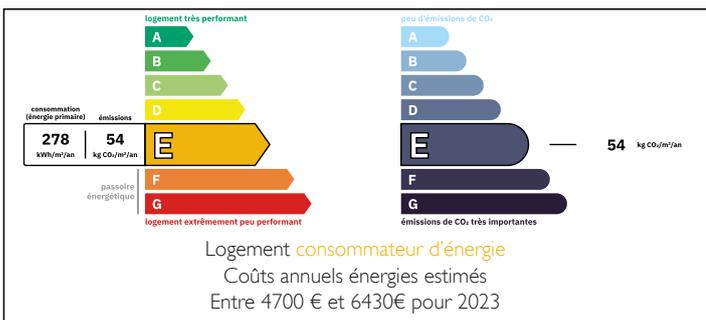
The property also benefits from double glazing throughout, fast internet/fibre and oil central heating (new boiler 2018.)

Enjoy easy access to village amenities, a restaurant, and a bar, just moments from your doorstep.

This property is ready to delight those seeking charm, luxury, and convenience.

Located 15 mins from Miramont-de-Guyenne with all the amenities you need plus the weekly market and 25 mins from the ever popular bastide town of Eymet.

## 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 House (182 m<sup>2</sup>) with exposed stone walls and beams, tiled floor

Entrance Hall (11.49 m<sup>2</sup>)

Sitting Room (58.15 m<sup>2</sup>) with woodburning stove

Kitchen (21.85 m<sup>2</sup>) french doors opening onto garden

Utility Room (8.06 m<sup>2</sup>)

Inner lobby to bedrooms (2.44 m<sup>2</sup>)

Master Bedroom 1 (18.17 m<sup>2</sup>)

Bathroom (5.22 m<sup>2</sup>) bath, toilet and handbasin

Bedroom 2 (15.76 m<sup>2</sup>)

First Floor

Galleried landing (7.18 m<sup>2</sup>)

Bedroom 3 (14 m<sup>2</sup>)

Shower Room (6.63 m<sup>2</sup>) shower, toilet and handbasin

Bedroom 4/ Study (12.29 m<sup>2</sup>)

Outside

A beautifully established garden with an abundance of colour

Gravel driveway leading to the double garage

Heated Swimming Pool 10 x 5 (Liner, chlorine)

Double Garage (37 m<sup>2</sup>)

Stone outbuilding/store room (13 m<sup>2</sup>)

Ruin

Terrace/seating areas around the house from which to admire the views

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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: 1589 EUR

Taxe habitation: EUR

## NOTES