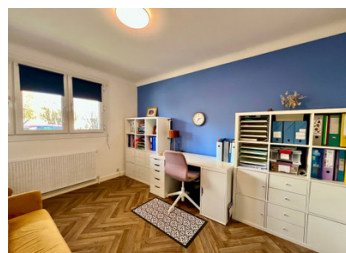
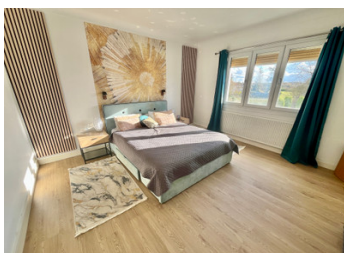


Newly Renovated Spacious Property with Pool & Seperate Guest Accommodation in a Town Location



INFORMATION

| | |
|-------------|---------------------|
| Town: | Miramont-de-Guyenne |
| Department: | Lot-et-Garonne |
| Bed: | 5 |
| Bath: | 2 |
| Floor: | 182 m ² |
| Plot Size: | 1447 m ² |



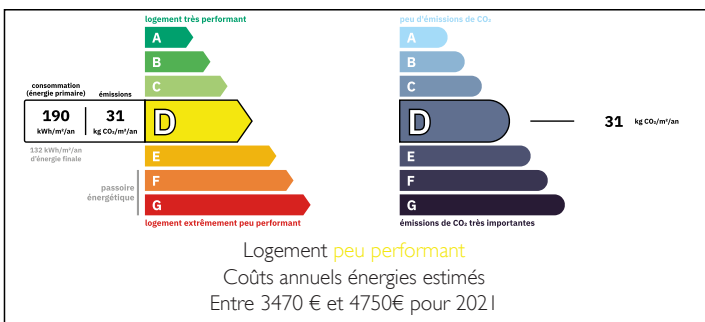
IN BRIEF

This beautifully renovated sous-sol property delivers comfort, space & versatility in equal measure. The main house features 4 bright & spacious bedrooms, a modern kitchen with access to the balcony, a large open plan lounge-diner with french doors to the wrap around balcony with family bathroom, separate WC, gym room, utility room, garage with electric door and swimming pool surrounded by new wooden decking perfect for summer relaxation and entertaining. There is also independent accommodation with a summer kitchen, bedroom, shower room & access to the terrace and pool. A fantastic bonus for guests, extended family, or potential rental income.

The property benefits from reverse-cycle air-conditioning units and oil-fired central heating, ensuring an ideal climate in every season.

This versatile home combines modern comforts with excellent living space, making it perfect as a family residence, holiday home, or investment

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

Ground Floor

Entrance (approx 8m²)

- Stairs to upper level

Office / Bedroom (approx 10.8m²)

Summer Kitchen (approx 17.82)

- Induction hob

- Reverse cycle air con

- Access to garden, terrace and pool

Bedroom (approx 14.8m²)

- Tiled floor

Shower room (approx 4.3m²)

- Walk in shower

Utility / Boiler room (approx 7.9m²)

- Hot water tank

Gym Room (approx 16.7m²)

Garage (approx 25m²)

- Electric door (2025)

Level 1

Kitchen (approx 16.8m²)

- Induction hob

- Door to wrap around balcony

Pantry (approx 4m²)

- Shelving and window

Diner / Lounge (approx 40m²)

- Reverse cycle air-con

- Electric shutters

- Doors to balcony

Landing (approx 16.7m²)

- Reverse cycle air-con units x2

- Built in Cupboards

Master Bedroom (approx 17m²)

- Laminate floor

Bedroom 2 (approx 14.7m²)

- Laminate floor

Bedroom 3 (approx 11.4m²)

- Concrete floor

Bathroom (approx 6m²)

- Bath, Wash-hand basin, shower, cupboards

WC (approx 2.75m²)

- Wash basin

- Window

Swimming Pool (8x4m)

LOCAL TAXES

Taxe foncière: 1566 EUR

Taxe habitation: EUR

NOTES