

20 minutes from Agen and the A62 motorway, large stone family house in the centre of a quiet village.



## INFORMATION

Town:	Montesquieu
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	157 m <sup>2</sup>
Plot Size:	260 m <sup>2</sup>

## IN BRIEF

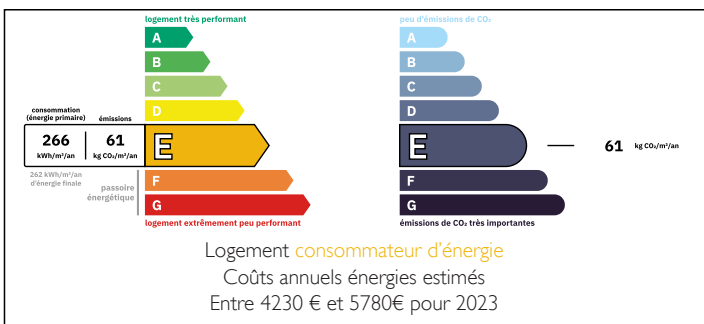
Charming Stone House - Montesquieu (47130)

Discover this magnificent stone building located in Montesquieu, an authentic village in Lot-et-Garonne. Ideally located just 15 minutes from Nérac and 20 minutes from Agen (motorway access), this property offers a peaceful living environment, perfect for a family or a charming pied-à-terre.

The house boasts generous proportions: an inviting terrace leads to a cosy living room with a fireplace insert and a spacious dining room. The separate kitchen, in need of renovation, offers great potential. Upstairs, the charm of the old is evident in three large bedrooms with original parquet flooring, each with its own fireplace, as well as a shower room with WC.

The basement comprises a large garage, a multipurpose room and the boiler room. A 30 m<sup>2</sup>

## 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

This large house is divided as follows:

Ground floor:

- A 30m<sup>2</sup> living room with a fireplace insert
- A 20m<sup>2</sup> dining room
- A 20m<sup>2</sup> kitchen in need of complete renovation
- A toilet

Upstairs:

- A 17m<sup>2</sup> landing
- A 20m<sup>2</sup> bedroom
- A 24m<sup>2</sup> bedroom
- An 18m<sup>2</sup> bedroom
- A 12m<sup>2</sup> shower room with toilet

In the basement with external access:

- A 35m<sup>2</sup> garage
- A 50m<sup>2</sup> room that could be used as a games room with a 7m<sup>2</sup> boiler room

All the wooden windows are double glazed.  
Heating and hot water are provided by an oil-fired boiler.

Sewage is connected to the mains drainage system.

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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 habitation: EUR

## NOTES