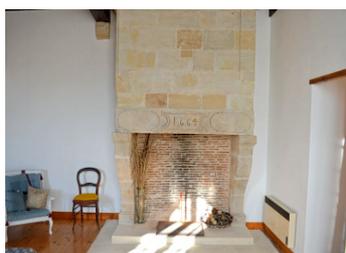


In the heart of a village near the canal, a 14th-century stone house that has retained its authenticity.



## INFORMATION

Town:	Meilhan-sur-Garonne
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	120 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

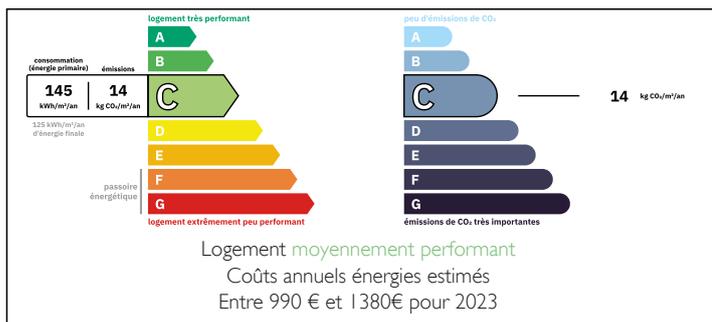
The Historic Exception: 14th-century tower in the heart of Meilhan

Discover a rare architectural gem in the centre of Meilhan-sur-Garonne, a charming village bordered by a canal. This former 14th-century toll tower has been completely renovated and offers the perfect combination of centuries-old prestige and contemporary comfort.

As soon as you enter, you will be charmed by the light-filled living room with its superb fireplace. The first floor reveals a magnificent suite enhanced by a monumental fireplace dating from 1664. The second floor offers two elegant bedrooms, one with a private shower room.

This exceptional property is completed by a convertible attic with remarkable potential and a cellar in the basement. A unique place to live for

## 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 exceptional property with undeniable character is sold fully furnished and is divided into:

On the ground floor:

- A 41 m<sup>2</sup> living area with a built-in fireplace
- A 3 m<sup>2</sup> laundry area and toilet

On the first floor:

- An 8 m<sup>2</sup> landing with storage space
- A bedroom measuring over 34 m<sup>2</sup>
- A bathroom with bath, shower and WC

On the second floor:

- A 7m<sup>2</sup> landing
- A 20m<sup>2</sup> bedroom with a 6m<sup>2</sup> shower room and dressing room
- An office or small bedroom of 7.30m<sup>2</sup>
- A WC

A 40m<sup>2</sup> convertible attic

A cellar of approximately 40m<sup>2</sup>

The windows are single-glazed and the shutters are wooden.

The heating is electric and also provided by the insert in the living room fireplace.

Hot water is provided by a water heater.

The roof was completely redone in 2023.

The walls were repointed in 2022.

Sewage is connected to the mains.

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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: 736 EUR

Taxe habitation: EUR

## NOTES