

2 mn from the town centre, contemporary single-storey house located in a quiet cul-de-sac



## INFORMATION

Town:	Miramont-de-Guyenne
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	153 m <sup>2</sup>
Plot Size:	4600 m <sup>2</sup>



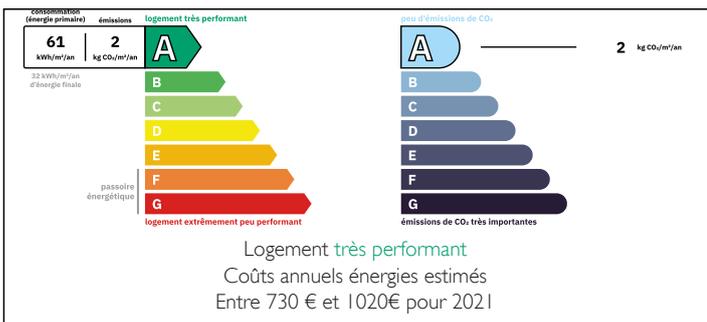
## IN BRIEF

Just a few minutes from the centre and its amenities, discover this large single-storey villa, a true haven of modernity nestled in an exceptional setting.

As soon as you enter, you will be charmed by the very spacious 60 m<sup>2</sup> living room. This light-filled space includes an open-plan kitchen, a designer electric fireplace and a built-in TV screen for absolute comfort. On the sleeping side, the villa has four large bedrooms and a full bathroom (bath and shower).

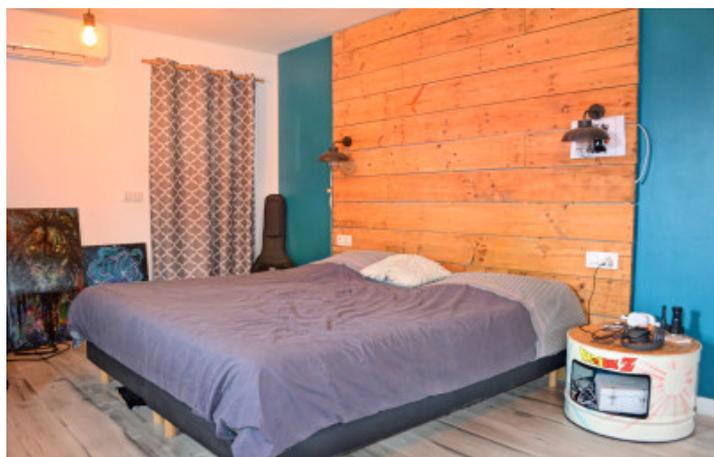
The exterior is an invitation to serenity: a huge terrace with barbecue overlooks a swimming pool, facing a wooded garden with a well. Bordered by a forest classified as a natural area, this property guarantees absolute calm, with no neighbours in sight. A rare property, combining serenity and nature.

## 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 modern and comfortable property is divided into:

- A 6m<sup>2</sup> entrance hall
- A living area of nearly 60m<sup>2</sup> (640 sq ft) (living room with electric fireplace and built-in 13m<sup>2</sup> (141 sq ft) television, 26m<sup>2</sup> (280 sq ft) dining room and 11m<sup>2</sup> (117 sq ft) kitchen)
- A pantry with boiler room
- A 12m<sup>2</sup> (130 sq ft) bedroom with cupboard/dressing room
- A 12m<sup>2</sup> bedroom with cupboard - dressing room
- A 14m<sup>2</sup> bedroom with cupboard - dressing room
- A 17m<sup>2</sup> master bedroom with electric fireplace
- An 11m<sup>2</sup> bathroom with bath, shower, double sinks and towel dryer
- Two separate toilets
- Terrace of nearly 75m<sup>2</sup>

Underfloor heating via a heat pump  
Hot water is provided by a thermodynamic water heater

All rooms are air-conditioned

Dual-flow CMV

Fibre optic

Individual sanitation

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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: 1 650 EUR**

**Taxe habitation: EUR**

## NOTES