

## Fabulous 4- Bedroom Stone Farmhouse with Terrace, Heated Pool and Breathtaking Countryside Views.



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Montignac-Toupinerie |
| Department: | Lot-et-Garonne       |
| Bed:        | 4                    |
| Bath:       | 2                    |
| Floor:      | 126 m2               |
| Plot Size:  | 4988 m2              |

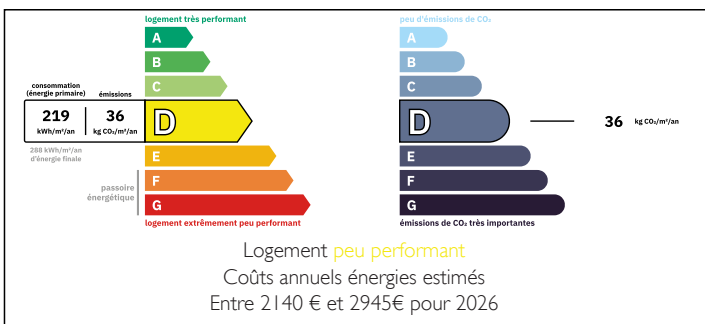


## IN BRIEF

Set in an idyllic & peaceful corner of the French countryside, this charming detached four-bedroom property enjoys breathtaking panoramic views across rolling valleys & unspoilt landscapes. From the large terrace draped with vines & wisteria, you can relax in complete tranquillity while taking in spectacular sunsets.

Full of warmth & character, the house offers spacious accommodation with 4 bedrooms, 2 bathrooms & a welcoming open-plan lounge, kitchen & dining area. Exposed wooden beams & a wood-burning stove create a cosy & inviting atmosphere, complemented by gas central heating for year-round comfort. Outside is a heated swimming pool, perfect for long summer days & a practical garden shed providing storage, plus, the beautifully maintained acre of gardens is planted with a variety of fruit trees. Surrounded by historic towns, villages, vineyards & châteaux, this is a wonderful retreat 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.



## LOCAL TAXES

**Taxe foncière: 536 EUR**

## NOTES

## DESCRIPTION

Lounge / Kitchen / Diner (approx 33m2)

- Wood burner
  - Wooden beams, tiled floor
- Hallway (approx 10m2)
- Front door to terrace
  - Terracotta tiles

Bedroom 1 (approx 12.6m2)

- Wooden beams, tiled floor

Bedroom 2 (approx 10.8m2)

- Tiled floor

Bathroom (approx 6m2)

- Shower, wash hand basin & WC

Master bedroom (approx 21.6m2)

- French doors to garden
- Wooden beams, tiled floor

Ensuite (approx 6.7m2)

- Bath, wash hand basin, bidet & WC

Walk-in Cupboard (4.8m2)

- Shelving & access to loft

Bedroom 4 / Office (approx 20.3m2)

- French doors to garden
- Wooden beams, tiled floor

Heated Swimming Pool

Storage shed (approx 11.2m2)

Bergerac airport is 40 minutes away by car, and Bordeaux airport just over an hour away.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>