

6 bed property with commercial potential. Just minutes from the Canal de Garonne cycle route



INFORMATION

Town:	Meilhan-sur-Garonne
Department:	Lot-et-Garonne
Bed:	7
Bath:	6
Floor:	400 m2
Plot Size:	1837 m2



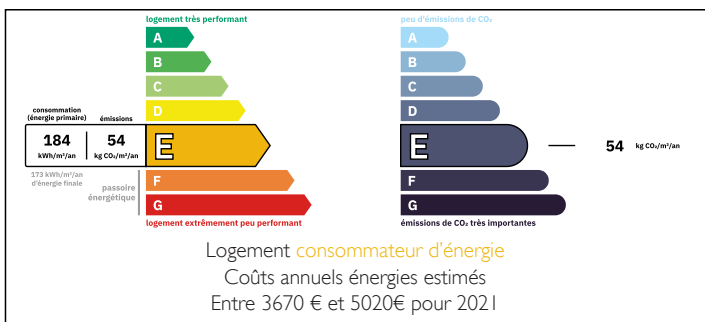
IN BRIEF

This village house offers approximately 400 m² of living space and is full of character and individuality. The accommodation includes an entrance hall, a spacious reception room, a large family kitchen, four generous bedrooms each benefiting from their own private shower room, two additional bedrooms, a further shower room with WC, and a utility room.

On the lower ground floor, an independent one-bedroom apartment enjoys its own private entrance from both the road and the garden, making it ideal for guests, rental income, staff accommodation or multi-generational living.

A garage completes this level.

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

Throughout the property, original features sit comfortably alongside modern improvements. Exposed stone walls, fireplace, generous room proportions and distinctive decorative touches create welcoming spaces that are both practical and full of charm. The well-equipped kitchens and spacious living areas are perfectly suited to hosting guests and entertaining.

Outside, the property benefits from a generous rear garden providing ample space for outdoor dining, relaxation and recreation, together with a smaller front garden. The gardens offer a peaceful setting for guests and owners alike.

Ideally situated close to the Canal des Deux Mers cycle route, the property enjoys a steady flow of visitors travelling between the Atlantic coast and the Mediterranean. The existing business already benefits from this exceptional location and offers significant potential for further development.

This versatile property presents an exceptional opportunity for those seeking a lifestyle change, hospitality business or large family home with income potential.

NOTES

Main House

Entrance hallway 25m²

Kitchen 35m²

Sitting room 41m²

Bedroom 1: 42m²

Bedroom 2: 35m²

Bedroom 3: 20m²

Shower room 9m²

Shower room avec chambre 3: 3m²

Buanderie 5.5m²

Garage 31m²

Hallway 3m²

Bedroom 4: 16m²

Shower room/WC 4m²