

Charming 3 Bedroom Property with Pool & Outdoor Kitchen in a Peaceful Setting with Lovely Views

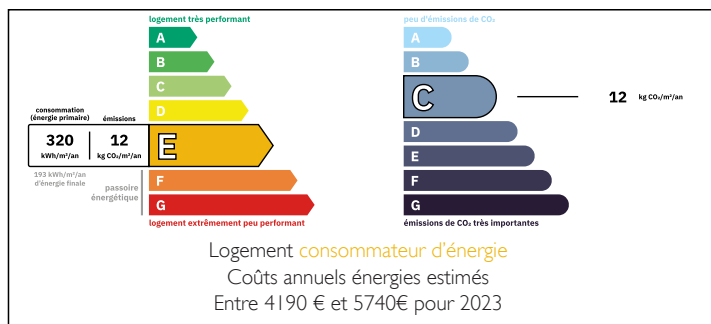


INFORMATION

Town:	Coulx
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	161 m2
Plot Size:	6954 m2



ENERGY - DPE



IN BRIEF

Charming single-storey, three-bedroom home enjoying a peaceful countryside setting in northern Lot-et-Garonne, just minutes from Tombeboeuf with local amenities & its popular golf club. The heart of the property is a spacious open-plan living/dining room with wood-burning stove, alongside an eat-in kitchen and pantry. A useful mezzanine, currently an office, offers potential as occasional additional sleeping space.

There are three good-sized bedrooms, including one en-suite, plus a separate wet room/WC. Wood heating and electric radiators ensure year-round comfort.

Outside, several terraces enjoy lovely views across the surrounding countryside, complemented by a fabulous outdoor kitchen area, perfect for summer entertaining. The gardens also feature a private 10m in-ground swimming pool, large storage shed, double workshop, carport & ample parking. Miramont-de-Guyenne offers supermarkets & cafes

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: 534 EUR

NOTES

DESCRIPTION

Lounge (approx 42m2)

- Wood burner
- French doors to terrace
- Wooden beams
- Stairs to, mezzanine

Kitchen / Diner (approx 28m2)

- Fully fitted
- French doors to terrace
- Wooden beams
- Access to cellar

Mezzanine (approx 32m2)

- Wooden beams

Bedroom 1 (approx 20m2)

- Access to terrace

Bedroom 2 (approx 13m2)

Bedroom 3 (approx 11m2)

Bathroom (approx 5m2)

- Bath, wash hand basin, WC

Shower room (approx 5m2)

- Shower, wash hand basin, bidet

Toilet (approx 2m2)

- Wash hand basin, cupboard

Corridor - (approx 5m2)

Shed (approx 16m2)

Shed (approx 12m2)

Outbuilding (approx 30m2)

Pool (10x5)

Outdoor covered kitchen

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