

Former school converted into a residence. Large plot of land with a covered outdoor area and an outbuilding.

EXCLUSIVE

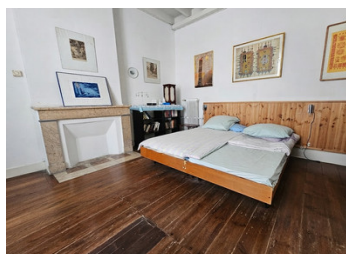
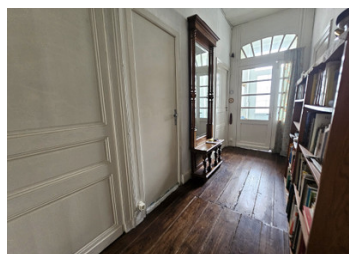


INFORMATION

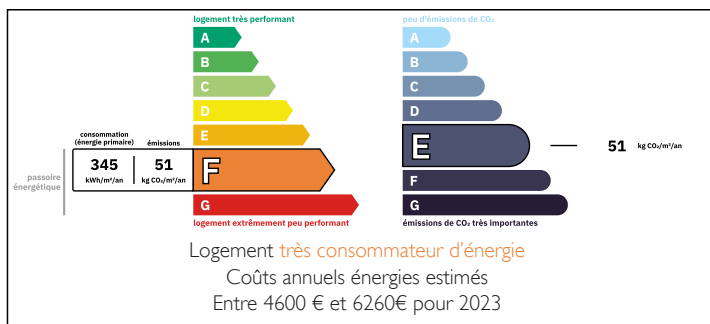
Town:	Montauriol
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	170 m2
Plot Size:	996 m2

IN BRIEF

Discover this former village school transformed into a character home of approximately 170 m², located in the center of Montauriol and just 5 minutes from Castillonès and its amenities. The property appeals with its spacious rooms, high ceilings, and original wood flooring and tiling. It also offers great potential for further development, particularly thanks to its convertible attic space. On the ground floor, you will find a kitchen with an adjoining conservatory, a vast living area—set in the former classroom—opening onto the garden, two bedrooms, a shower room, and a toilet. Upstairs, the house features a large bedroom and an attic area that can be converted to suit your needs. Outside, the grounds—landscaped in the style of a traditional cottage garden—include a covered terrace area converted into a holiday rental (gîte) and a workshop. The village is situated at the...



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

The house is laid out as follows:

Ground floor: a kitchen with an adjoining conservatory; the former classroom now serves as a spacious living/dining room opening onto the garden; two bedrooms, a shower room, and a toilet. An additional room—formerly used as a washroom, toilet, and cloakroom for schoolchildren.

Upstairs: a large bedroom and an attic area suitable for conversion.

Exterior: a covered outdoor area converted into a holiday rental (gîte) and a workshop.

Living area: 170 m²

Enclosed plot size: 996 m²

Number of rooms: 5

Number of floors: 1

Number of bedrooms: 3

Number of shower rooms: 1

Heating: oil-fired

Garage: 1

Double glazing

Mains drainage

Cellar

Parking space.

Bergerac Airport: 25 km.

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

NOTES