

## An Elegant 4-Bedroom Country House with Panoramic Views and Swimming Pool in a Peaceful Location



## INFORMATION

Town:	Miramont-de-Guyenne
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	265 m <sup>2</sup>
Plot Size:	8299 m <sup>2</sup>

## IN BRIEF

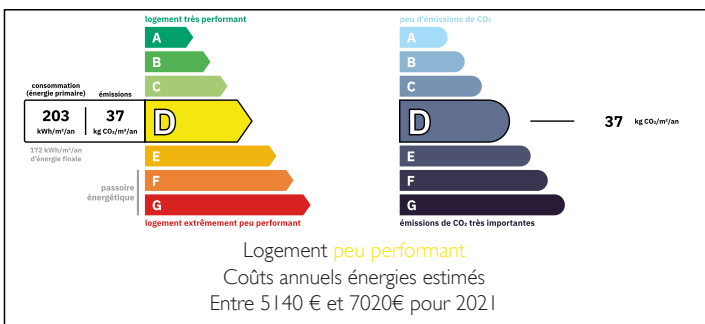
This magnificent 4-bedroom, 3-bathroom country house offers an idyllic escape & has been beautifully renovated with imposing and elegantly proportioned rooms. High ceilings and large windows give it light and character with beautiful wooden & tiled floors. Delightfully situated along a small country lane, enjoy breathtaking panoramic views from the comfort of your large balcony & swimming pool.

The spacious property also boasts 125 sqm of attached barn space, perfect for creating additional living areas, a home studio, recreation area or guest suites providing an income.

Just 5 minutes from a popular bastide town, you'll have easy access to markets, cafes & all the amenities you need whilst enjoying the tranquility of rural living.

Bergerac airport is 30 mins away. The A62 Bordeaux-Toulouse motorway & railways station with fast trains to Bordeaux can be reached in Marmande 19km away.

## 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

### GROUND FLOOR

- Entrance Hall 26M<sup>2</sup> - large entrance with beautiful fireplace, currently used as both an entrance and a sitting room/snug, tiled floor
- Kitchen 26M<sup>2</sup> - fitted with bespoke units and fully equipped, tiled floor and large window overlooking the garden and the views, chimney with large wood burning stove
- Corridor – Office area 22 M<sup>2</sup> Large double doors opening onto the balcony/terrace
- Dining room 26M<sup>2</sup> - a very elegant and formal room with double aspect windows, wooden floor, large fireplace
- Lounge 25.6M<sup>2</sup> - large fireplace
- Shower room / cloakroom 4.4 M<sup>2</sup> - completely tiled, shower, hand-basin and WC
- Utility room 8.8 M<sup>2</sup>

### FIRST FLOOR

- Wooden staircase leading to first floor accommodation, with beamed ceilings and beautiful wooden flooring in all the rooms
- Landing / reading room 22 M<sup>2</sup> beamed ceiling and wooden floors
  - Bedroom 1 - 25 M<sup>2</sup>
  - Bedroom 2 – 25 M<sup>2</sup> (with ensuite)
  - Ensuite bathroom - 10 M<sup>2</sup> with double hand-basin, shower, corner bathtub and WC
  - Bedroom 3 – 16 M<sup>2</sup>
  - Bathroom 8.27 M<sup>2</sup> with shower, bath, hand-basin and WC
  - Bedroom 4 – 20.50 M<sup>2</sup>

### OUTSIDE

- Large stone barn (attached) 145 M<sup>2</sup> with direct access to the house (both first and ground floor)
- Cellar running under the length of the house
- Large garden, some of which is fenced, fruit trees and a well
- Balcony
- Swimming pool with wooden decking

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Information about risks to which this property is

## LOCAL TAXES

Taxe foncière: **296 EUR**

Taxe habitation: **EUR**

## NOTES