

Super detached house with 4 bedrooms and pretty gardens, in open countryside.



## INFORMATION

Town:	Montauriol
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	5000 m2

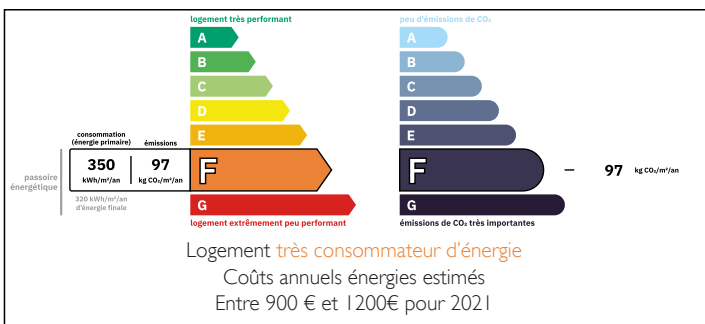


## IN BRIEF

Built in the 1970S, this solid house offers family size accommodation with 4 good sized bedrooms, a family bathroom, large shower room and 2 WCs.



## 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

Situated in open countryside amongst the orchards and sunflower fields, this well presented house offers a peaceful lifestyle. Just a few kilometres from shops restaurants and facilities, ideally placed half way between Castillones and Villeneuve sur Lot where you have everything you need.

A newly laid wisteria covered front terrace leads you in to a light central hallway, fitted kitchen, utility, downstairs wc, and storage, door out to new side covered terrace for al fresco dining. Lounge and dining area with 2 french doors and windows (all with open countryside views). Up the marble stairway to a landing area, with 4 good sized bedrooms,, access to a balcony across the front, a family bathroom with bath, shower, washbasin and WC and another huge shower room with walk in shower. There is an integral garage and workshop. OUTSIDE there are pretty, well stocked gardens to all four sides, including fruit trees and a potting shed and potager. The private driveway leads to a large parking area to the rear.

BERGERAC airport 30 minutes

VILLENEUVE SUR LOT 30 minutes

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

## LOCAL TAXES

**Taxe foncière: 493 EUR**

**Taxe habitation: EUR**

## NOTES