

Fabulous hilltop village home, with garage, swimming pool, small garden, and beautiful views .



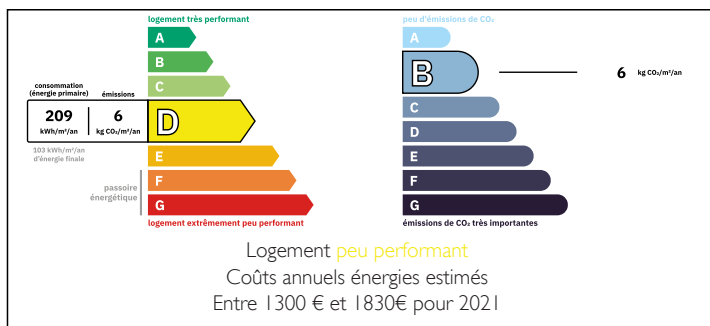
INFORMATION

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

IN BRIEF

Stone detached house on the edge of a medieval hilltop village with a swimming pool, garage and small garden, with breathtaking views.

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

A gate leads you into a sunny balcony where the views take your breath away, patio door into the modern kitchen with grey units, integral appliances and modern concrete work tops. There is a breakfast corner opening into the square lounge /dining area with recently fitted pellet burner. A Hallway leads to 2 bedrooms on this floor and there is a shower room and separate WC. UPSTAIRS to a large landing used as a TV den, 2 further bedrooms and a bathroom with corner bath and WC. From the balcony there are steps down to a large sunny terrace area and swimming pool, a covered terrace in case its too hot, with a dining area, BBQ, sink. Here there is a wine cellar, a gym, storage rooms, workshop and large garage, outside there is a small garden, maybe grow some veg?

If you are interested in buying the house next door you could live in one, rent out the other, check it out my ref A28209HA47.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES