

Fully renovated contemporary country house with pool and lovely views of the countryside.



## INFORMATION

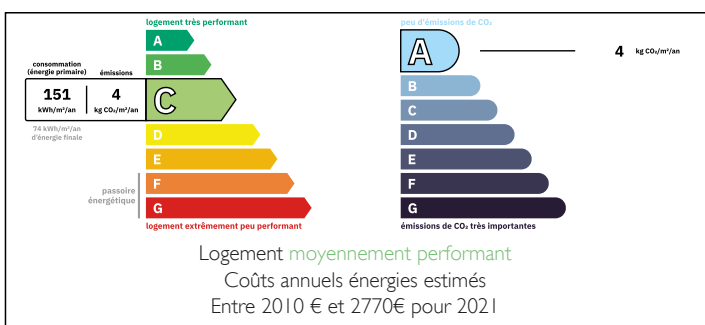
|             |                |
|-------------|----------------|
| Town:       | Montpouillan   |
| Department: | Lot-et-Garonne |
| Bed:        | 4              |
| Bath:       | 2              |
| Floor:      | 232 m2         |
| Plot Size:  | 4060 m2        |

## IN BRIEF

Just outside Marmande gorgeous contemporary country house totally renovated with pool, large garden and views over the countryside.

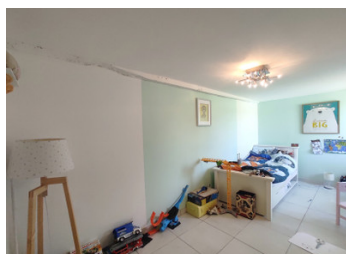


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### Ground Floor

Vaste split level living space with exposed beams and cathedral height ceilings, open kitchen dining area and lounge, wood burner and patio doors out to the garden.

3 bedrooms and bathroom.

Play room

### 1st Floor

Enormous master bedroom with walk-in wardrobe area and large ensuite bathroom with italian shower.

### Outside

Large garden and patio area with lovely open views of the countryside and pool.

Garage.

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