

Stone detached house with 3 bedrooms, garage, and swimming pool in pretty gardens.

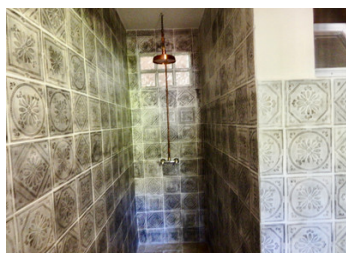
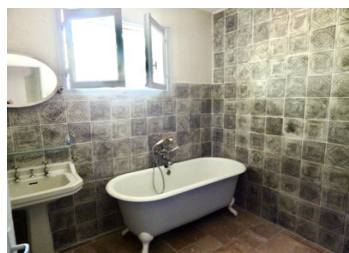


INFORMATION

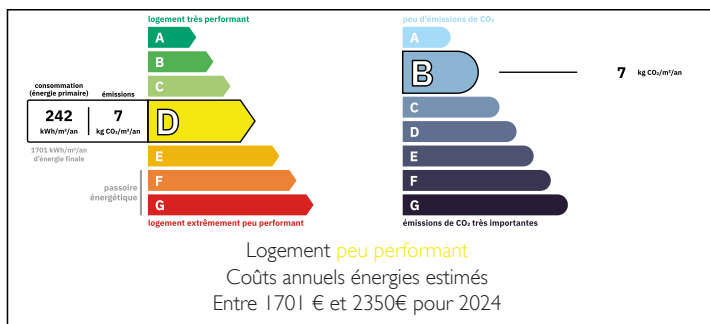
Town:	Montastruc
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	5717 m2

IN BRIEF

Homestead style house hidden away with lovely garden. Work already undertaken to renovate all bedrooms and beautiful new bathroom.. It will make a lovely home.



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

Private gated driveway to house and garage.

Entrance sun terrace, into large open plan lounge and dining area, with old cow stalls used as separation, open fireplace with wood burner, 2 lots of french doors out onto full width covered terrace and gardens. Fully fitted kitchen with oven and hob. Doorway from lounge, through to large hallway with 3 good sized bedrooms, fabulous family bathroom with walk in shower, floor standing bath, large washbasin and electric towel rail, new tiling, and separate new WC. This area has just been newly renovated, with travertine floor tiles, wiring and newly decorated.

There is a large terrace over the garage, and cellars underneath ideal for your wine and workshop!

In the well stocked garden there is a stone ruin, a well, a wooden garden shed and a greenhouse, along with the oval shaped concrete swimming pool that needs a new liner (or it could be a fish pond!)

The house is surrounded by open countryside, with a couple of neighbours, but not overlooked.

TO FINISH, some electrical work just connecting up the new wiring in the kitchen and living room (the owner can do this to your specifications depending whether you are going to change the kitchen).

The pool could do with a new liner.

Roof work was completed in 2021 and air pump solar panels added in 3/2023

Situated 10 minutes from villages with shops, 30 minutes from BERGERAC airport, a peaceful secluded spot.

Will make a really lovely...

LOCAL TAXES

Taxe foncière: 650 EUR

Taxe habitation: EUR

NOTES