

Charming stone village house with original features, large enclosed garden, patio and pool.

EXCLUSIVE



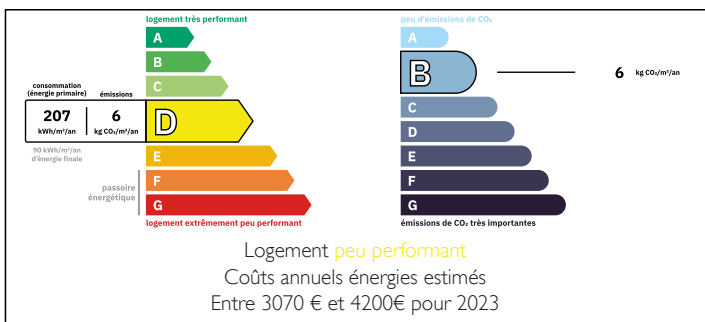
INFORMATION

Town:	Montpouillan
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	197 m2
Plot Size:	2050 m2

IN BRIEF

Delightful stone property full of original features located in the centre of the village of Montpouillan with easy access to Bordeaux. Large private pool and enclosed garden with patio overlooking the pool. This delightful property is an ideal lock up and leave holiday 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

Ground Floor

Large kitchen with fitted kitchen (27m²) opening out to the lounge/dining room (35m²) with original stone fireplace, terracotta tiled floor and patio doors leading out to the garden.

Original wooden colombages cross beams separating the lounge and the kitchen.

Large bedroom/office with patio doors out to the garden (27,5m²)

Laundry room (5m²)

Bathroom with bath and shower over the bath (6m²)

1st Floor

3 large bedrooms, 1 with a large integrated cupboard of 22m² each.

Bathroom with shower (7m²)

Large landing area

Attic which could be renovated to provide further living accommodation (112m²)

Outside

Private parking

large garden with trees

Large pool 12m x 6m

Garden shed

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

LOCAL TAXES

Taxe habitation: EUR

NOTES