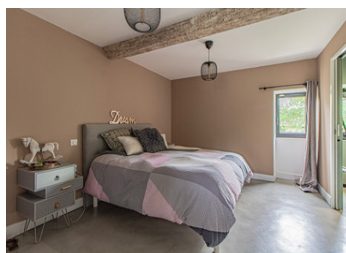


Incredible stylish 3 bed family home with Pool, Spa & Stunning Countryside Views



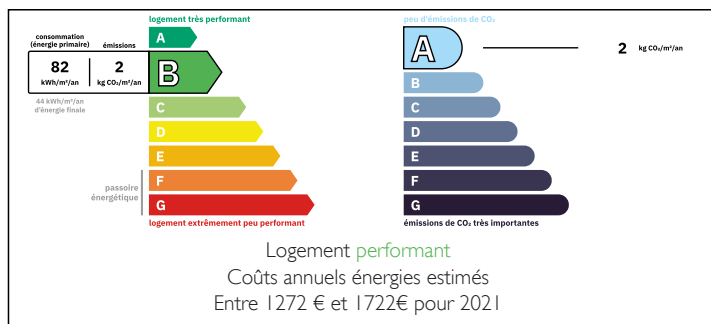
INFORMATION

Town:	Montdoumerc
Department:	Lot
Bed:	3
Bath:	4
Floor:	234 m2
Plot Size:	1149 m2

IN BRIEF

This beautifully renovated home perfectly blends old-world charm with sleek modern design. The stylish salon with a woodburner opens into a breathtaking 72m² kitchen and dining area, filled with light from large windows that open onto a sunny terrace with pool and countryside views. There are two elegant bedrooms, each with a dressing room and ensuite bathroom. On the lower level, a superb 35m² studio apartment offers a bedroom, kitchen/diner, shower room, WC, and private access—ideal for guests or rental. Outside, enjoy a large terrace, poolside studio with kitchen-diner and shower room, extensive decking area with spa, and a secure landscaped garden. Beneath the terrace is a vast parking area. Every detail has been designed with imagination, seamlessly combining white stone and black metal for a striking, contemporary finish.

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 a charming white stone hamlet and surrounded by peaceful countryside, this stunning property perfectly combines contemporary design with historical character.

REZ-DE-CHAUSSÉE: Enter via stone steps into a cozy yet impressive 50M² SALON featuring a wood-burning stove. Large windows fill the space with natural light and frame the beautiful views. The SALON leads seamlessly into a spectacular 70M² KITCHEN-DINING AREA with modern appliances and a BUANDERIE. Four expansive windows along the length of the KITCHEN maximize light and showcase the surrounding scenery. Off the SALON is a beautiful BEDROOM with ENSUITE SHOWER ROOM and DRESSING ROOM.

A striking BACKBONE STAIRCASE leads to a MEZZANINE with a further generous BEDROOM, complete with ENSUITE SHOWER ROOM, WC, and DRESSING ROOM.

GARDEN LEVEL: Accessible from inside the house or a separate entrance, a stylish 30M² INDEPENDENT STUDIO offers a BEDROOM, KITCHEN/DINER, and SHOWER ROOM with WC. Additionally, there is a 35M² CAVE with WORKSHOP AREA and WINE CELLAR.

OUTSIDE: A large TERRACE and BALCONY perfect for entertaining, landscaped GARDENS, and a SWIMMING POOL with saltwater system surrounded by a SUN TERRACE. The POOLHOUSE includes a spacious SALON, KITCHEN AREA, and SHOWER ROOM. Beneath the TERRACE, there is ample PARKING. The LAND of 1,149M² is flat and beautifully landscaped, featuring a charming STONE WELL.

The whole property is in pristine condition with no work needed, making it a perfect, ready-to-move-into HOME for anyone seeking style, comfort, and tranquility. Additional features include

LOCAL TAXES

Taxe foncière: 1169 EUR

Taxe habitation: EUR

NOTES