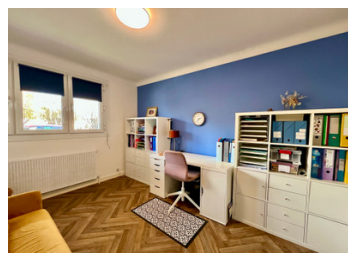


## Newly Renovated Spacious Property with Pool & Seperate Guest Accommodation in a Town Location



## INFORMATION

Town:	Miramont-de-Guyenne
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	182 m2
Plot Size:	1447 m2



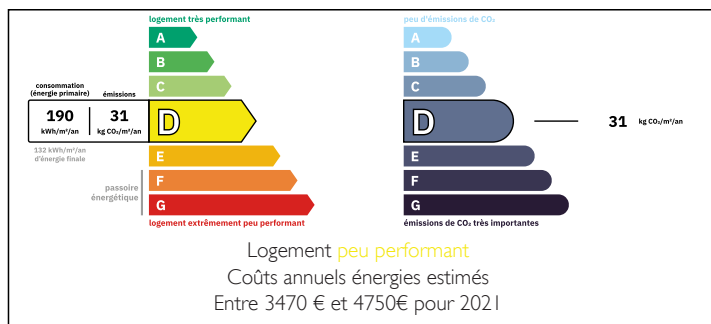
## IN BRIEF

This beautifully renovated sous-sol property delivers comfort, space & versatility in equal measure. The main house features 4 bright & spacious bedrooms, a modern kitchen with access to the balcony, a large open plan lounge-diner with french doors to the wrap around balcony with family bathroom, separate WC, gym room, utility room, garage with electric door and swimming pool surrounded by new wooden decking perfect for summer relaxation and entertaining. There is also independent accommodation with a summer kitchen, bedroom, shower room & access to the terrace and pool. A fantastic bonus for guests, extended family, or potential rental income.

The property benefits from reverse-cycle air-conditioning units and oil-fired central heating, ensuring an ideal climate in every season.

This versatile home combines modern comforts with excellent living space, making it perfect as a family residence, holiday home, or investment

## 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
- Entrance (approx 8m<sup>2</sup>)
  - Stairs to upper level
- Office / Bedroom (approx 10.8m<sup>2</sup>)
- Summer Kitchen (approx 17.82)
  - Induction hob
  - Reverse cycle air con
  - Access to garden, terrace and pool
- Bedroom (approx 14.8m<sup>2</sup>)
  - Tiled floor
- Shower room (approx 4.3m<sup>2</sup>)
  - Walk in shower
- Utility / Boiler room (approx 7.9m<sup>2</sup>)
  - Hot water tank
- Gym Room (approx 16.7m<sup>2</sup>)
- Garage (approx 25m<sup>2</sup>)
  - Electric door (2025)
- Level 1
- Kitchen (approx 16.8m<sup>2</sup>)
  - Induction hob
  - Door to wrap around balcony
- Pantry (approx 4m<sup>2</sup>)
  - Shelving and window
- Diner / Lounge (approx 40m<sup>2</sup>)
  - Reverse cycle air-con
  - Electric shutters
  - Doors to balcony
- Landing (approx 16.7m<sup>2</sup>)
  - Reverse cycle air-con units x2
  - Built in Cupboards
- Master Bedroom (approx 17m<sup>2</sup>)
  - Laminate floor
- Bedroom 2 (approx 14.7m<sup>2</sup>)
  - Laminate floor
- Bedroom 3 (approx 11.4m<sup>2</sup>)
  - Concrete floor
- Bathroom (approx 6m<sup>2</sup>)
  - Bath, Wash-hand basin, shower, cupboards
- WC (approx 2.75m<sup>2</sup>)
  - Wash basin
  - Window

Swimming Pool (8x4m)

## LOCAL TAXES

**Taxe foncière:** 1566 EUR  
**Taxe habitation:** EUR

## NOTES