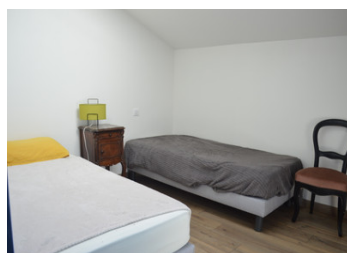


2 Storey beautifully Renovated Village House Within Walking Distance of Amenities



INFORMATION

Town:	Meilhan-sur-Garonne
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	493 m2



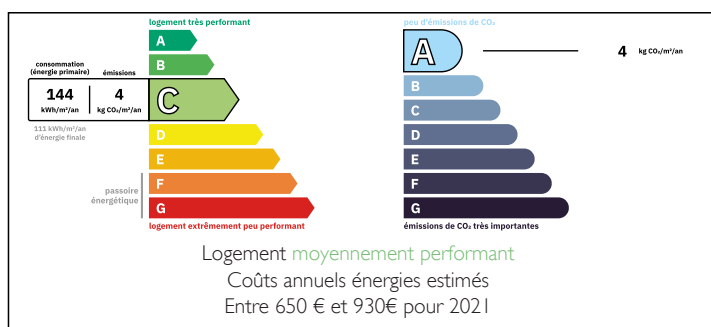
IN BRIEF

A 3/4 bedroom character village home that successfully combines traditional charm with contemporary living. The property features attractive stone walls, exposed beams and a generous open-plan living space centred around a modern fitted kitchen with island unit.

Outside, a small front garden and a larger private rear garden.

The property offers a warm, authentic atmosphere while benefiting from modern comforts, making it equally suited as a permanent residence, holiday home or lock-up-and-leave retreat in the heart of the Lot-et-Garonne.

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.



NOTES

DESCRIPTION

Key features

- * Character stone construction
- * Exposed beams and period features
- * Large open-plan kitchen, dining and living area
- * Pellet stove
- * Blend of traditional architecture and contemporary renovation
- * Bright, sociable living spaces ideal for entertaining

Ground floor

Kitchen /living/dining 40m²

WC /Utility 4m²

Shower room 5.5m²

Cave 13m²

First floor

Landing 16m²

Bedroom 1: 10m²

Bedroom 2: 9m²

Bedroom 3: 4m²

WC 4m²

Study 11m²

The property is heated by a wood pellet stove.

All measurements quoted are approximate and provided for guidance purposes only.

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