

## Charming Stone Home with Guest Studio, Barns, Pool and Countryside Views



## INFORMATION

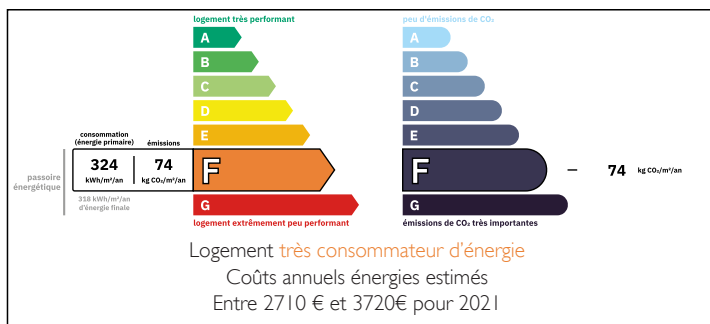
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|-------------|--------------------|
| Town:       | Montagnac-sur-Lède |
| Department: | Lot-et-Garonne     |
| Bed:        | 4                  |
| Bath:       | 3                  |
| Floor:      | 130 m2             |
| Plot Size:  | 6670 m2            |



## IN BRIEF

Some properties are defined by a single feature; this one is defined by the lifestyle it offers. Combining a characterful stone home with independent guest accommodation, impressive barns, a swimming pool and beautifully arranged outdoor spaces, it offers the flexibility to suit a wide variety of needs. Set in an idyllic countryside location just moments from a thriving bastide town, this is a property that rewards closer inspection.

## ENERGY - DPE



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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

Hidden away at the end of a long private driveway, this beautifully positioned stone property enjoys an enviable setting surrounded by open countryside, yet remains only a few minutes from one of the region's most attractive bastide towns with its weekly market, restaurants and everyday amenities. Here, the only sounds are birdsong and the changing seasons across the surrounding fields, offering the peace and privacy that so many buyers dream of when searching for a home in South West France.

The property is arranged around a substantial stone-paved courtyard, creating a wonderfully welcoming arrival and an ideal space for outdoor dining, entertaining or simply enjoying the tranquillity of the setting.

Inside, the house retains plenty of character with exposed beams, traditional stone detailing and terracotta tiled floors, whilst offering comfortable accommodation ready to enjoy.

The heart of the home is undoubtedly the spacious dining room (approximately 6.2m x 4.8m), an inviting room with impressive full-height glazed doors opening directly onto the courtyard and a striking mezzanine above, creating a wonderful sense of volume and natural light. This is a room made for family meals, celebrations and relaxed evenings with friends.

The adjoining fitted kitchen (2m x 3.35m) is well planned and practical, with plenty of storage and worktop space, whilst remaining open to the dining area to create a sociable living environment.

Beyond the kitchen is a versatile room measuring approximately 2.9m x 2.5m, currently ideal as a home office, reading room or hobby space, although equally suitable as...

## NOTES