LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



BEAUTIFULLY RENOVATED STONE PROPERTY WITH GÎTE, STONE BARN AND POOL, STUNNING VIEWS, CLOSE TO AMENITIES

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PROPERTY FACT FILE

REFERENCE	A34473NK47
PRICE	€ 580,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	164 m²
LAND	6609 m²
TOWN	Montayral
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

*Price based on current exchange rate which is subject to change





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Nestled in a peaceful residential area, this beautifully renovated property offers the perfect blend of comfort, privacy, and convenience. Ideally located close to all amenities, it enjoys breathtaking views over the surrounding countryside.
The main house has been thoughtfully updated by the current owner,







DESCRIPTION

STONE FARMHOUSE:
GROUND FLOOR:
Entrance hall (5,5 m2) with stairs to first floor
Utility area (18,7 m2)
WC (2,45 m2) with wash basin
Living area (28,65 m2) travertine flooring, French doors to terrace, fireplace with wood burner
Kitchen (26,9 m2) fully fitted, French doors to terrace
FIRST FLOOR:
Landing (11,5 m2)
Bedroom 1 (11,75 m2)
Bathroom (9,25 m2) with wash basin, shower and bidet
WC (2,5 m2)
Hallway (6,6 m2)
Bedroom 2 (27,15 m2) with fireplace, travertine flooring, dressing (4,85 m2) with exterior door, en suite bathroom (8,4 m2) with wash basin, shower and WC
Bedroom 3 (13,5 m2) with en suite bathroom (5,75 m2) with wash basin, shower and WC

EXTRA:
GÎTE: with kitchen/living room (33,15 m2) with storage, hallway (2,45 m2), bedroom (10,65 m2) with built-in wardrobes, bathroom (3,9 m2) with wash basin and shower, WC (0,95 m2)
Swimming pool, 8,5 m x 4 m, salt pool
Stone barn (117 m2)
Well and water reservoir
The property benefits from double glazing, oil fired central heating (main house) and electric heating (gîte).
Character renovation from 2024, including travertine flooring, new kitchen, new bathrooms, new swimming pool etc.

Montayral : 2,5 km
Fumel: 5,5 km
Chateau de Bongauil : 11,5 km
Monflanquin : 22,5 km
Villeneuve sur Lot : 30 km
Cahors : 42 km

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A34473NK47

COMPLETE FILE AND PHOTO ON REQUEST

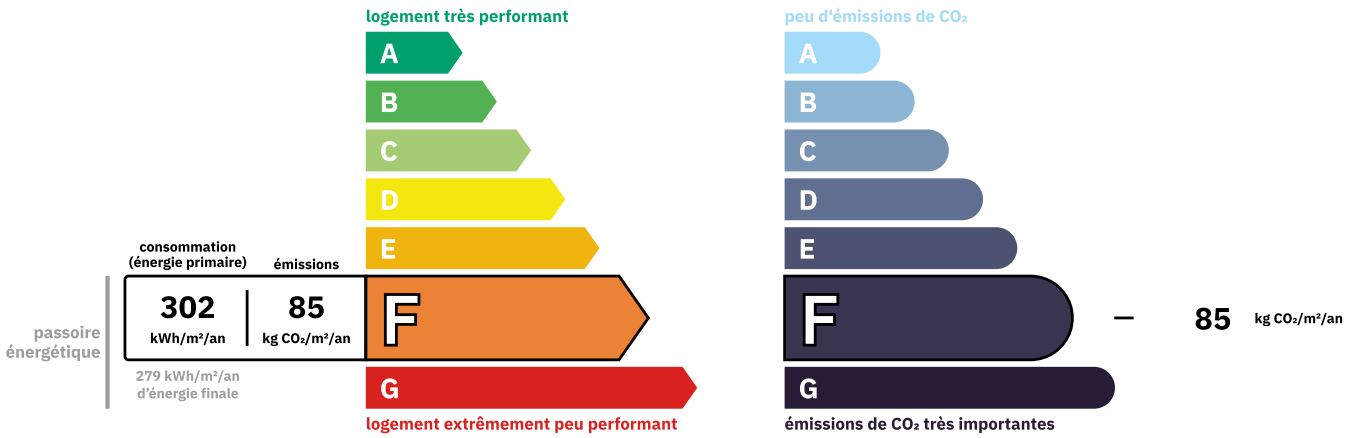
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 3660 € and 4990€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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