



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

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STONE PROPERTY WITH  
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POOL, STUNNING VIEWS,  
CLOSE TO AMENI...



PROPERTY FACT FILE	
REFERENCE	A34473NK47
PRICE	€ 580,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	164 m <sup>2</sup>
LAND	6609 m <sup>2</sup>
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 m<sup>2</sup>) with stairs to first floor

Utility area (18,7 m<sup>2</sup>)

WC (2,45 m<sup>2</sup>) with wash basin

Living area (28,65 m<sup>2</sup>) travertine flooring, French doors to terrace, fireplace with wood burner

Kitchen (26,9 m<sup>2</sup>) fully fitted, French doors to terrace

#### FIRST FLOOR:

Landing (11,5 m<sup>2</sup>)

Bedroom 1 (11,75 m<sup>2</sup>)

Bathroom (9,25 m<sup>2</sup>) with wash basin, shower and bidet

WC (2,5 m<sup>2</sup>)

Hallway (6,6 m<sup>2</sup>)

Bedroom 2 (27,15 m<sup>2</sup>) with fireplace, travertine flooring, dressing (4,85 m<sup>2</sup>) with exterior door, en suite bathroom (8,4 m<sup>2</sup>) with wash basin, shower and WC

Bedroom 3 (13,5 m<sup>2</sup>) with en suite bathroom (5,75 m<sup>2</sup>) with wash basin, shower and WC

#### EXTRA:

GÎTE: with kitchen/living room (33,15 m<sup>2</sup>) with storage, hallway (2,45 m<sup>2</sup>), bedroom (10,65 m<sup>2</sup>) with built-in wardrobes, bathroom (3,9 m<sup>2</sup>) with wash basin and shower, WC (0,95 m<sup>2</sup>)

Swimming pool, 8,5 m x 4 m, salt pool

Stone barn (117 m<sup>2</sup>)

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 Bongaulil : 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

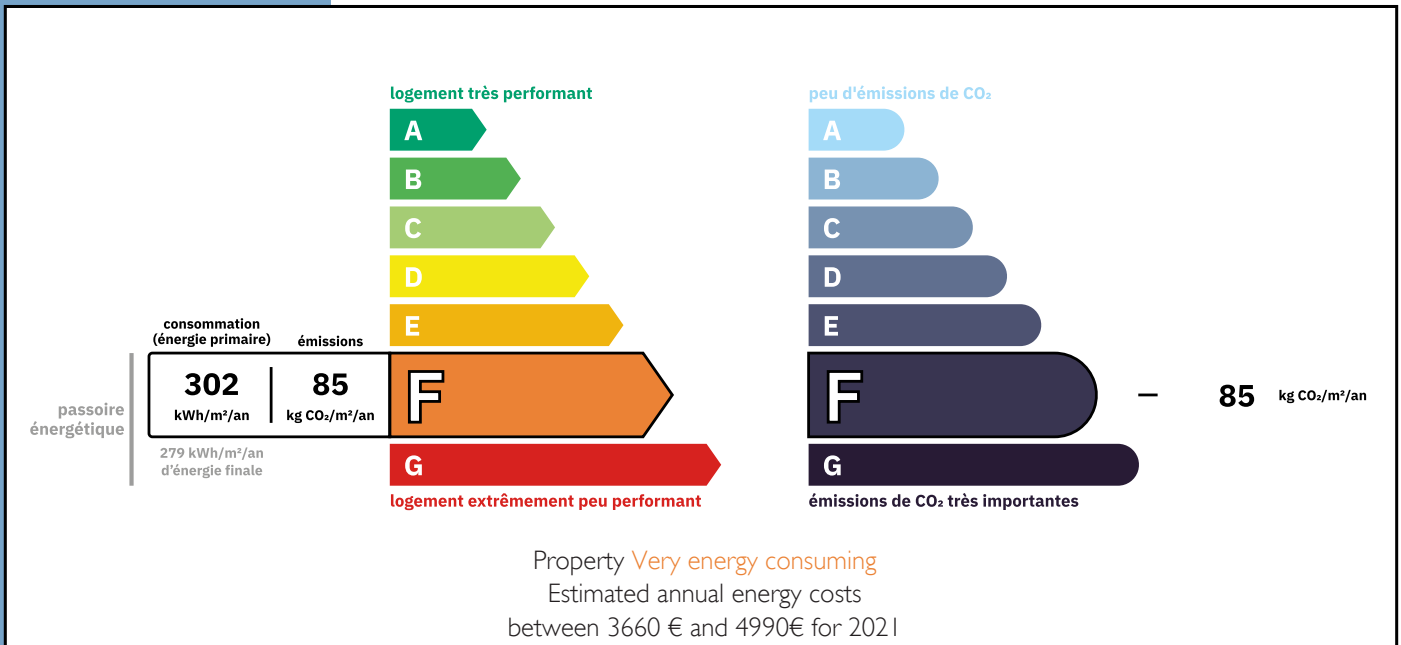


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A34473NK47  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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