

5 bed stone country house with large barn close to village with shop and pub!



## INFORMATION

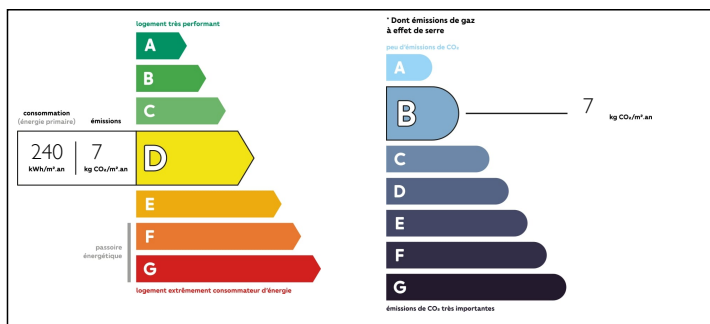
Town:	Montignac-de-Lauzun
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	246 m2
Plot Size:	2447 m2



## IN BRIEF

Situated along a quiet country road an 18th Century stone property with spacious accommodation and original features; entrance hall opening onto a spacious living room, kitchen breakfast room, master bedroom with en suite and on the first floor 4 large bedrooms, bathroom and a spacious landing currently used as a games room. The house has an enclosed garden, a large stone barn and an above ground pool. Charming property in a great location.

## 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

The House (Circa 247 m<sup>2</sup>)

Established on two floors this attractive family home benefits from double glazing throughout, wood burning stove and electric radiators.

Ground Floor

Entrance Hall (7.13 m<sup>2</sup>) opens onto the living room, tiled floor

Living Room (45.54 m<sup>2</sup>) exposed stonework and beams. Wood burning stove

Kitchen - Dining Room (35.22m<sup>2</sup>) with doors leading to the garden

Workshop (18.88m<sup>2</sup>)

Master Bedroom (22.80m<sup>2</sup>)

Shower Room (6.94 m<sup>2</sup>) with wc, bidet, handbasin and shower

Toilet (1.68 m<sup>2</sup>)

FIRST FLOOR

Landing/Games Room (37.97 m<sup>2</sup>)

Bedroom 2 (23.83m<sup>2</sup>)

Shower Room (7.89m<sup>2</sup>) with handbasin and shower

Toilet (1.69m<sup>2</sup>)

Bedroom 3 (16.10 m<sup>2</sup>)

Bedroom 4 (23.79 m<sup>2</sup>)

Bedroom 5 (26.11 m<sup>2</sup>)

Outside

Delightful covered terrace at the front of the house

Garden with above ground pool

Stone barn and piggeries (circa 150 m<sup>2</sup>)

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

## NOTES