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## Countryside house for sale near Montayral in Lot-et-Garonne

Montayral , Lot-et-Garonne , Nouvelle Aquitaine



**€299,600**

inc. of agency fees

5 Beds   4 Baths   220 sqm   1.2 ha

MONTAYRAL: in the heart of a 12,000 m2 haven of peace, entirely enclosed and planted with trees, come and discover this spacious house...

### At a Glance

<b>Reference</b>	MFH-AES11755-MO	<b>Near to</b>	Montayral	<b>Price</b>	€299,600
<b>Bed</b>	5	<b>Bath</b>	4	<b>Hab.Space</b>	220 sqm
<b>Land</b>	1.2 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

MONTAYRAL: in the heart of a 12,000 m<sup>2</sup> haven of peace, entirely enclosed and planted with trees, come and discover this spacious house with around 250 m<sup>2</sup> of living space, combining modern comforts with the charm of nature. A welcoming entrance hall leads to a bright living room with wood-burning stove, a modern, user-friendly open-plan kitchen, a cosy lounge and a first bedroom suite. Upstairs are two bedrooms, a shower room and separate toilet. On the garden level, there are two further large bedrooms, including a second master suite, and a vast bathroom with shower and toilet, perfect for welcoming guests, setting up bed and breakfast accommodation or considering a seasonal rental. Outbuildings and comforts: a garage, a laundry room, a boiler room and a host of technical features (double glazing, pellet-fired boiler, thermodynamic water heater, etc.). You'll be able to make the most of the fine weather around the swimming pool in enclosed, leafy, unoverlooked grounds. Close to all the essential shops, this is a property you'll want to see soon!

Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	4
Price	€299,600

Key Information

Internal Area:	220 sqm
Land Area:	1.2 ha
Floor:	3

Property Features:

- Swimming Pool

Location: Nouvelle Aquitaine



## Gallery

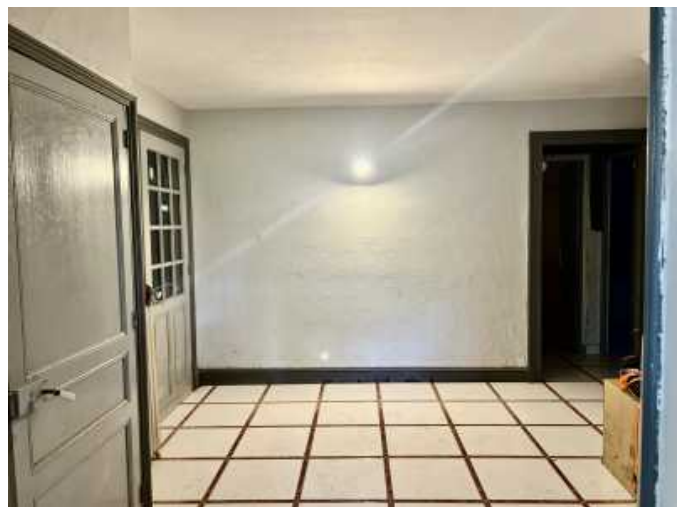
















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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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