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

Montayral , Lot-et-Garonne , Nouvelle Aquitaine



**€339,200**

inc. of agency fees

5 Beds   3 Baths   222 sqm   4.17 ha

MONTAYRAL: 220 m2 stone house with parklands of over 4 hectares, private garage and barn to renovate, in a peaceful setting just a...

### At a Glance

**Reference** MFH-AES11788-MO

**Near to** Montayral

**Price** €339,200

**Bed** 5

**Bath** 3

**Hab.Space** 222 sqm

**Land** 4.17 ha

**Pool** No

**Land Tax** N/A

### Property Description

MONTAYRAL: 220 m2 stone house with parklands of over 4 hectares, private garage and barn to renovate, in a peaceful setting just a few minutes' drive from shops and amenities. This charming two-storey house features on the ground floor a fitted kitchen with adjoining pantry, a large lounge/dining room with wood burner, a master suite with shower room, toilet and dressing room, two further bedrooms, a bathroom and a separate toilet. Upstairs, a mezzanine that could be used as a study or relaxation area leads to two further bedrooms and a shower room with WC. A spacious basement provides ample storage space. Adjoining the house, a private garage completes the outbuildings, and a large stone barn in need of renovation offers numerous possibilities (gite, workshop, leisure area, etc.). All set in superb grounds of more than 4 hectares, perfect for families looking for space, nature lovers or those seeking a peaceful second home. A rare property combining charm, comfort and nature, ideal for family life or a holiday home full of serenity.

### Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 5                 |
| Bathrooms      | 3                 |
| Price          | €339,200          |

### Key Information

|                |         |
|----------------|---------|
| Internal Area: | 222 sqm |
| Land Area:     | 4.17 ha |
| Floor:         | 1       |

Property Features:

- Fitted Kitchen

### Location: Nouvelle Aquitaine



## Gallery













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**S. and L. BROWN**



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