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House for sale near Miramont De Guyenne in Lot-et-Garonne

Miramont De Guyenne , Lot-et-Garonne , Nouvelle Aquitaine



€169,950

inc. of agency fees

4 Beds 1 Baths 163.21 sqm 0.16 ha

EXCLUSIVE! Situated 5 minutes by car from the centre of Miramont de Guyenne, this house and its basement would make the ideal property...

At a Glance

Reference MFH-AES11803-EY

Bed 4

Land 0.16 ha

Near to Miramont De Guyenne

Bath 1

Pool No

Price €169,950

Hab.Space 163.21 sqm

Land Tax N/A

Property Description

EXCLUSiVE! Situated 5 minutes by car from the centre of Miramont de Guyenne, this house and its basement would make the ideal property for multi-generational living or for those wanting a small gite, Air BnB or separate guest accommodation. The main house offers a 41m² lounge/dining room, fitted and equipped kitchen, large entrance hall, 3 bedrooms, a brand new bathroom and toilet. On the garden level, the apartment comprises a kitchen, lounge, bedroom, shower room and toilet as well as a garage and various other rooms which can be developed to offer extra space. The pretty gardens of 1600 m² wrap around the house, and border a stream. The property has undergone some recent modernisation by its current owners including the installation of double glazing and a new bathroom. The house has also recently been rewired throughout. During the works a well was discovered, too. Additional minor works would further enhance this versatile property. A must see!

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€169,950

Key Information

Internal Area:	163.21 sqm
Land Area:	0.16 ha
Property Features:	
•	Double Glazing

Location: Nouvelle Aquitaine



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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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S. and L. BROWN



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