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Authentic Family Home with Large Garage and Garden

Mézin , Lot-et-Garonne , Nouvelle Aquitaine



€239,000

inc. of agency fees

3 Beds 2 Baths 186 sqm 0.27 ha

On the edge of a small village near Mézin, this charming house is a delightful 186 m² holiday home set in a lovely...

At a Glance

Reference MFH-BG32676

Bed 3

Land 0.27 ha

Near to Mézin

Bath 2

Pool No

Price €239,000

Hab.Space 186 sqm

Land Tax N/A

Property Description

On the edge of a small village near Mézin, this charming house is a delightful 186 m² holiday home set in a lovely garden of 2,700 m². The entrance, with its traditional terracotta floor tiles, leads on one side to a spacious dining kitchen with a fireplace and French doors opening onto the garden, and on the other side to a dining room with cement tile flooring, also opening onto the garden. At the rear of the house, a large room—ideal for conversion into a living room—opens onto a wide covered terrace. A shower room with laundry area and a pantry complete the ground floor.

Upstairs, accessed via a beautiful wooden staircase, there are three bedrooms, one of which has a walk-in closet, and a very large bathroom. A woodshed, a 30 m² workshop, and a large 60 m² garage with an upper floor of equal size complement the property perfectly and offer potential for extension. The garden surrounding the house features a charming well. Some renovation work is to be expected to turn this lovely summer home into a rustic gem with irresistible charm.

Fees to be paid by the seller. Not subject to DPE. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€239,000

Key Information

Internal Area:	186 sqm
Land Area:	0.27 ha

Location: Nouvelle Aquitaine



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S. and L. BROWN



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