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Sumptuous Village Property with Garden and Outbuildings

Mézin , Lot-et-Garonne , Nouvelle Aquitaine



€745,000

inc. of agency fees

5 Beds 3 Baths 554 sqm 0.09 ha

Exceptional 13th Century
Property situated in the heart of
the village of Mézin, with its
shops, medical services,...

At a Glance

Reference MFH-BG32622

Bed 5

Land 0.09 ha

Near to Mézin

Bath 3

Pool No

Price €745,000

Hab.Space 554 sqm

Land Tax N/A

Property Description

Exceptional 13th Century Property situated in the heart of the village of Mézin, with its shops, medical services, restaurants and everything you need at your doorstep. The Property has been completely restored with great taste and quality materials. It has several outbuildings such as a garage of 95 m², an original stable and a workshop, each of 28 m², a garage converted into a workshop of 22 m² and a garden storage room of 16 m². In addition, a pleasant easy to maintain garden of 200 m² with 2 pretty ponds, a well and a courtyard of 100 m².

The property has entrances on 3 different streets so it could be divided into several independant dwellings (gite, guest house) if desired.

Its 554 m² are divided into several reception rooms such as 2 large living rooms, a sitting room, a dining room, a summer lounge, a large fully equipped kitchen with granit countertops and a range cooker, an office, 5 bedrooms and 3 bathrooms. Two of the bedrooms have their en-suite, the master bedroom also has its en-suite dressing room.

Some of the living rooms could be turned into additional bedrooms if required. The superb library benefits from a home cinema. And for wine lovers there is an amazing wine cellar with air conditioning and gravel flooring. This property has everything you are looking for: beauty, comfort, quality and privacy.

It has been completely renovated by the current owners in 2009 who have instructed a very good architect to carry out all of the work.

The central heating is gas-fired (town gas), wooden double glazing has been installed throughout and the property is connected onto the mains drainage. Do not hesitate to contact us for more information or for a viewing.

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of

annual energy expenditure for standard use, based on the year's energy prices 2021: between 4890.00 and 6670.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

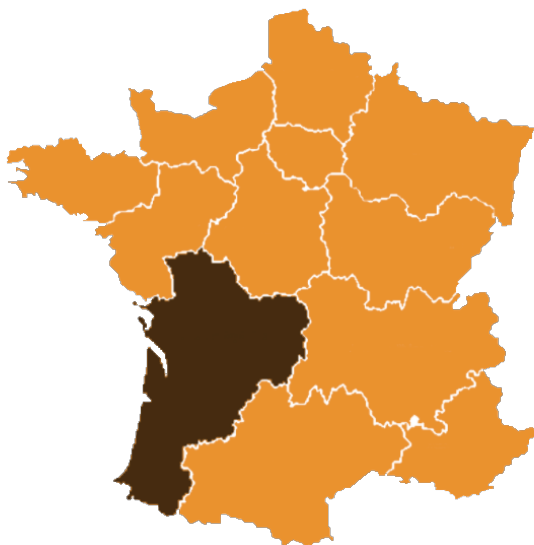
Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€745,000

Key Information

Internal Area:	554 sqm
Land Area:	0.09 ha

Location: Nouvelle Aquitaine



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C. BAUER – Sunday Times

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S. and L. BROWN



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