Beautiful country Home in Lot-et-Garonne

3 3 4,745m² 228m² 1



Reference
101966

Price
€546,000

Location
Castelmoron sur Lot

Description
Located in the green hills of Lot-et-Garonne, between Castelmoron-sur-Lot and Monclar, and 40 minutes from Agen (TGV station), this beautiful holiday home enjoys a peaceful, elevated setting with stunning panoramic views. In perfect condition, it features a spacious living room with wood-burning stove, a fully renovated kitchen, a master suite, two additional bedrooms, and multiple terraces. Outside, a beautiful pool, pool house, pétanque court, garage, and carport complete the property. A rare opportunity combining modern comfort, tranquility, and refined countryside living in Southwest France.





Features
In perfect condition
Beautiful setting
Charming and authentic



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General

Rooms: 3

Garage: 28m²

Pool: 1

Living area: 228m²

Land area: 4,745m²

DPEScore: C (177kWhEP/m²/an)

GESScore: B (6kgCO2/m²/an)

Property tax: €1,575

Layout living area 228 m²

Ground floor

Kitchen/Dining Room:: 28 m² With a closed fireplace. New and fully equipped, including a combination oven/microwave, dishwasher, refrigerator, and gas hob. Terracotta floor tiles.

Cellar : 3 m²

Laundry room : 9.7 m²

-1

Hallway : 8.6 m² Accessed via a few stairs and a door to the outside.

Bathroom : 10 m²

+1

Entrance hall : 22 m² Billiard room

Living room : 33 m² With parquet flooring and a new wood-burning stove. Access to a 28 m² wooden terrace with a view

+2

Landing: 11.2 m²

Bedroom: 24 m²

Bedroom : 24 m²

Bathroom: 7.6 m² Double vanity, toilet and shower

-1 other side

Bedroom : 26 m² With French doors to the terrace

Dressing room : 4.3 m²

Bathroom : 5.7 m2

Office : 11 m²