



BEAUTIFULLY RENOVATED STONE PROPERTY
WITH GÎTE, STONE BARN AND POOL,
STUNNING VIEWS, CLOSE TO AMENITIES

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GÎTE, STONE BARN AND
POOL, STUNNING VIEWS,
CLOSE TO AMENI...



PROPERTY FACT FILE	
REFERENCE	A34473NK47
PRICE	€ 580,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	164 m ²
LAND	6609 m ²
TOWN	Montayral
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	





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Nestled in a peaceful residential area, this beautifully renovated property offers the perfect blend of comfort, privacy, and convenience. Ideally located close to all amenities, it enjoys breathtaking views over the surrounding countryside. The main house has been thoughtfully updated by the current owner,

DESCRIPTION

STONE FARMHOUSE:

GROUND FLOOR:

Entrance hall (5,5 m²) with stairs to first floor

Utility area (18,7 m²)

WC (2,45 m²) with wash basin

Living area (28,65 m²) travertine flooring, French doors to terrace, fireplace with wood burner

Kitchen (26,9 m²) fully fitted, French doors to terrace

FIRST FLOOR:

Landing (11,5 m²)

Bedroom 1 (11,75 m²)

Bathroom (9,25 m²) with wash basin, shower and bidet

WC (2,5 m²)

Hallway (6,6 m²)

Bedroom 2 (27,15 m²) with fireplace, travertine flooring, dressing

(4,85 m²) with exterior door, en suite bathroom (8,4 m²) with wash basin, shower and WC

Bedroom 3 (13,5 m²) with en suite bathroom (5,75 m²) with wash basin, shower and WC

EXTRA:

GÎTE: with kitchen/living room (33,15 m²) with storage, hallway (2,45 m²), bedroom (10,65 m²) with built-in wardrobes, bathroom (3,9 m²) with wash basin and shower, WC (0,95 m²)

Swimming pool, 8,5 m x 4 m, salt pool

Stone barn (117 m²)

Well and water reservoir

The property benefits from double glazing, oil fired central heating (main house) and electric heating (gîte).

Character renovation from 2024, including travertine flooring, new kitchen, new bathrooms, new swimming pool etc.

Montayral : 2,5 km

Fumel : 5,5 km

Chateau de Bongaul : 11,5 km

Monflanquin : 22,5 km

Villeneuve sur Lot : 30 km

Cahors : 42 km

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34473NK47>

COMPLETE FILE AND PHOTO ON REQUEST

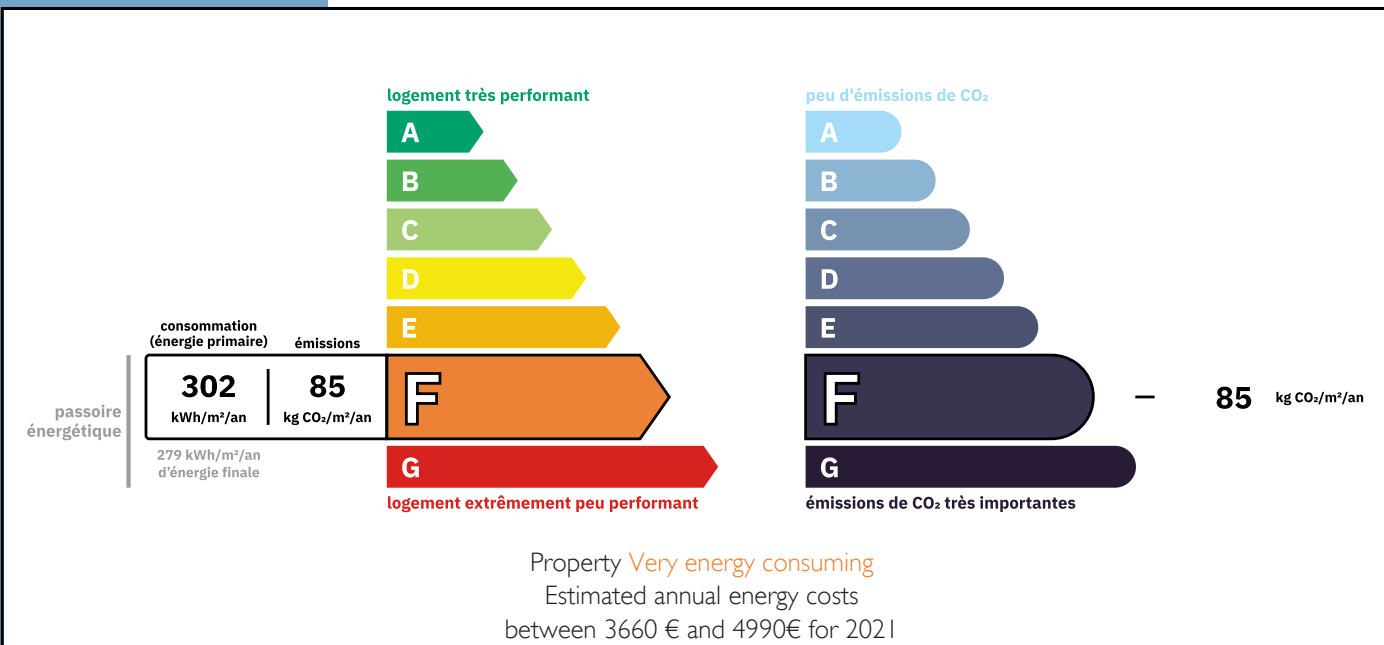


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A34473NK47
FILE COMPLETE
AND PHOTOS
ON REQUEST

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