



Monteton, 47120, Lot-et-Garonne

Character house offering a large loft style living space with double height ceiling and a separate stone guest cottage

Main house approx. 340 m2 of habitable space + guest cottage of approx. 70 m2

Located in a small hamlet with lovely views

Mature, well planted garden of 8 786 m2 + salt water swimming pool

Main house with large covered terrace (approx. 100m2) Light ground floor – double height windows
 Entrance: modern tiled floor, painted walls. 7 m2 + 11 m2 Laundry room: 5.5 m2 Shower room: shower, wash basin + WC. 4.3 m2 Spacious open plan living area: wood burner. 70 m2 Kitchen opening onto dining room: exposed stone walls. 42 m2 Lounge: original stone fireplace, exposed stone walls. 27 m2 Bedroom 1: 12 m2 Conservatory / winter garden: four glazed doors opening onto the garden. 24 m2 Wooden staircase leading to first floor: Large mezzanine space, approx 35 m2 Bathroom: bath, shower, two wash basins, bidet + WC. 15 m2 Bedroom 2: wooden floor. 26 m2 + dressing room Bedroom 3: wooden floor. 10 m2 Attached studio apartment of approx. 40 m2, all recently renovated. Living / bedroom space with fitted kitchen area. Shower room with separate WC. Detached guest cottage of 70 m2: Living room: exposed beams, original stone sink. Wood burner. 34 m2 Bedroom: tiled floor, wooden ceiling. 23 m2 Kitchen: 10 m2 Shower room: shower, wash basin + WC. Underfloor heating + wood burner Double glazing Septic tank Taxe foncière 2016 – 1 200 euros 8 786 m2 of garden with mature trees + fruit trees Salt water swimming pool (11 x 5)

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Bed(s)	: 5
Bath(s)	: 4
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Square feet	: 410
Plot Size	: 8786

CONVENIENCE:

General Amenities: View,Swimming pool,Guest cottage,Double glazing ,
Heating Type: Wood burner ,Under floor heating,Oil fired central heating,Fireplace,
Exterior Amenities: Fruit Trees,Covered terrace,
Interior Amenities: Original features,Dressing room,