



Miramont-de-Guyenne, 47120, Lot-et-Garonne

Imposing stone townhouse with potential, located in the center of Miramont de Guyenne

176 m2 living space to be refurbished (4 bedrooms + annex)

Small courtyard, garage, and roof terrace of about 50 m2

All shops and services within walking distance Ground floor (ceilings at 3.20m) Main entrance: 4.7 m2 Living room: wooden floor and fireplace. 14 m2 Living room: wooden floor and fireplace. 16m2 Bathroom: Bathtub + sink. 5m2 Kitchen with door opening on the veranda: 14.1 m2 WC 1: 1 m2 Lobby with door to courtyard and staircase leading to first floor. 4.5 m2 Adjoining and communicating annex Entrance on street: 9 m2 Room 1: 15m2 Room 2: Fireplace. 12 m2 Room 3: Sink. 12m2 1st floor Landing: wooden floor Bedroom 1: Fireplace. 13.36 m2 Bedroom 2: 13.58 Bedroom 3: 11.02 m2 Bedroom 4: 17m2 Bathroom: shower, washbasin and WC. Fireplace. 10.2 m2 Large terrace with roof top and the surrounding countryside views. 2nd floor / attic, about 70 m2 Landing, room and two attic spaces Attached garage: 17 m2 Original veranda / conservatory: 8.65 m2 Storeroom: 18.6 m2 WC Garden shed Courtyard Reversible air conditioning in the annex Heating by electric radiators in the house Double glazing in part (annex) Town drains Old DPE version "Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr"

:
Square feet : 170

CONVENIENCE:

General Amenities: Village / town center, Terrace, Partly restored and habitable, Partly double glazed, Income potential,

Heating Type: Reversible aircon units,

Exterior Amenities: Garage,

Interior Amenities: Fireplace(s),