Charming stone property with two houses, swimming pool, and views

7 3 16,641m² 181m² 1



Reference
104994

Price
€346,000

Location
Montpezat

Description

This charming stone estate, set on 16,641 m² in the Lot-et-Garonne countryside between Temple-sur-Lot and Montpezat-d'Agenais, offers two interconnected houses, a swimming pool, and several outbuildings. Nestled on a hillside, it features multiple terraces with stunning views, a landscaped garden, and woodland with old truffle oaks. The homes provide spacious, bright living areas, seven bedrooms in total, and authentic features such as fireplaces. Located in a peaceful setting yet close to amenities, this property is ideal for family living or a hospitality project, combining character, comfort, and natural beauty.





Features
Exceptional natural setting
Versatile living spaces
Charm & character



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General

Rooms: 7

Pool: 1

Living area: 181m²

Land area: 16,641m²

DPEScore: E (241kWhEP/m²/an)

GESScore: E (63kgCO2/m²/an)

Property tax: €1,520

Living area breakdown House 1 - 102.3 m²

Ground floor

Veranda : 38 m² with terracotta floor tiles, preceded by a large terrace 25 m²

Living room/kitchen: 35 m² with new fitted kitchen, fireplace, original tiling (storage room)

1st floor

Bedroom : 8 m²

Bedroom : 8.3 m² with built-in wardrobe

Bedroom: 7.5 m² with built-in wardrobe

Bathroom : 4 m²
Separate WC 1.5 m²

House 2 - 116.3 m² 45 m² Terrace

Ground Floor

Kitchen/Dining Room: 38.5 m² Kitchen, fireplace, access to terrace (15 m²)

Bedroom : 15 m²

Bedroom: 15 m² With parquet flooring

Shower Room: 3 m² Sink and shower

Bathroom : 3.8 m² Sink, bathtub and toilet

First Floor

Bedroom : 16 m² With sink

Bedroom : 25 m²

Attic: 12 m² can be converted

Outbuildings

Laundry Room 10 m²

Workshop 25 m²

Cellar 20 m², cellar 25 m²

Former stable 60 m² with 2 floors

Garage 36 m²