



Charming stone house with pool and garden,

47270, Puymirol, Lot-Et-Garonne, Nouvelle-Aquitaine

* Available * 4 Beds * 1 Bath

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€235,000

Ref: BVI27158

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French Entrée 

Property Description

Charming stone property in excellent condition offering approx 190 m² of livable space set in over 3600 m² of land with swimming pool and small outbuilding, located close to Puymirol, Lot-et-Garonne. The house consists of fitted kitchen, conservatory currently used as a dining room, snug TV room with fireplace, good size living room with French windows to the garden. Formally a working water mill, the working units of the mill are still in place and make a wonderful feature room (currently an office space). Small shower room with toilet (in need of modernisation). From this room you access the staircase which guides you to the first floor accommodation. 4 double bedrooms and a large family bathroom. Possibility of creating an en-suite shower room in the master bedroom. The attic has been part converted. Attached to the rear of the property is a large utility/ boiler room and larder as well as a 50 m² garage/ workshop. Set in over 3600 m² of flat land with a 7x3 m swimming pool (35 year guarantee) this stone property has it all. Oil fired central heating and mains drainage as well as ADSL internet are all connected. Walking distance to the small village shop & school. Great lock up and go or family home. Price including agency fees : 265.000 € Price excluding agency fees : 250.000 € Buyer commission included: 6 %

