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Beautiful Village Property in the heart of Mézin

Mézin , Lot-et-Garonne , Nouvelle Aquitaine



€695,000

inc. of agency fees

8 Beds 7 Baths 452 sqm 0.09 ha

In the heart of the charming, dynamic town of Mézin, with shops, schools and markets within walking distance,...

At a Glance

Reference MFH-BG32645

Bed 8

Land 0.09 ha

Near to Mézin

Bath 7

Pool No

Price €695,000

Hab.Space 452 sqm

Land Tax N/A

Property Description

In the heart of the charming, dynamic town of Mézin, with shops, schools and markets within walking distance, this sublime residence has been renovated using the finest materials that could be salvaged. The front of the house dates from 1824, while the rear dates from the 17th century. The remains are visible in the property and in the garden thanks to a magnificently restored tower. The renovation is of the highest quality.

The property benefits from a pleasant garden with lovely views over the countryside, and a large terrace with

a fountain that is perfect for entertaining guests or taking a siesta in the sun.

The house has 452 m² of living space and comprises a large entrance hall leading to a library, a study and a shower room. A few steps lead up to the sitting and dining room, the kitchen, and a corridor that leads to a shower room, the boiler room, a large utility room and a workshop.

Upstairs are 8 bedrooms and 5 bathrooms, some of which are en-suite.

There is a double garage with automatic gates and electric car socket, and a large adjoining room (50 m²) with plenty of storage space. There is also an air-conditioned wine cellar, another 20 m² room with storage space, an easily accessible 44 m² attic with concrete floor and, last but not least, the 3-storey tower, of which the top allows for 360° views over the town and the countryside. A high quality property, which is an ideal family home or an ideal property to welcome tourists. Feel free to contact us for more information or for a viewing.

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 4500.00 and 6140.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	House
Bedrooms:	8
Bathrooms	7
Price	€695,000

Key Information

Internal Area:	452 sqm
Land Area:	0.09 ha

Location: Nouvelle Aquitaine



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