

Lovely 4 bedroom stone house with 2 separate guest houses, heated pool & fabulous views of the countryside



INFORMATION

Town:	Monbahus
Department:	Lot-et-Garonne
Bed:	8
Bath:	8
Floor:	311 m2
Plot Size:	13115 m2

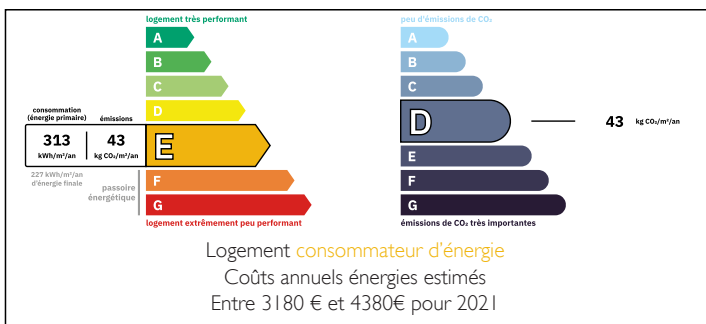


IN BRIEF

Nestled in 3.25 acres of land with stunning views over the undulating countryside, this charmingly restored & beautifully presented farmhouse offers comfortable accommodation whilst also benefitting from 2 independent & spacious guest cottages. The main house enjoys oil central heating & a wood burning stove in the living room plus there are reversible air-conditioning units in the kitchen/diner & master bedroom. The kitchen has been recently refitted and includes built-in appliances and an induction hob. There is a large covered terrace & a sun deck with gazebo - perfect for watching the fabulous sunsets.

The two independent guest houses both have two ensuite bedrooms & have been operating as holiday rentals, sharing the lovely 11m x 5m heated pool. The property also has a large barn of over 340m2. This is the perfect property for an extended family or a...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Main house - Level Ground floor

Kitchen / dining room 27 m²

Living-room 23 m²

Study 14 m²

Bedroom 27 m²

Bedroom 10 m²

Shower room / Lavatory 7 m²

Bathroom / Lavatory 6 m²

Main house - Level I

Bedroom 15 m²

Shower room / Lavatory 3 m²

Bedroom 19 m²

Shower room / Lavatory 6 m²

Storage / dressing room 8 m

The two independent guest houses both have two en-suite bedrooms these will be left fully furnished

LOCAL TAXES

Taxe foncière: 2200 EUR

NOTES

Gite 1 - Level Ground floor – sleeps 6/8

Kitchen 8 m²

Living room/dining area 26 m²

Bedroom 22 m²

Bathroom / Lavatory 4 m²

Bedroom 14 m²

Shower room / Lavatory 7 m²

Gite 2 - Level Ground floor – sleeps 5

Living/dining/kitchen area 30 m²

Bedroom 15 m²

Shower room / Lavatory 3 m²

Bedroom 14 m²

Shower room / Lavatory 3 m²

Outside

Barn 345 m²

Swimming Pool Heated 11 x 5

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>