

Stone country house with swimming pool and open views .



INFORMATION

Town:	Monbahus
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	2860 m2



IN BRIEF

In the heart of the gentle hills of the Lot-et-Garonne region, bathed in light and bathed in peace and quiet, this authentic stone house offers a haven of serenity. With 200 m² of living space, it sits in 2,860 m² of wooded garden, with uninterrupted views over the surrounding countryside.

ENERGY - DPE

DPE not required.

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

The charm begins as soon as you enter. The old stone walls, the living room with its fireplace, the generous volumes and the through light invite you to relax. The new, fully-equipped kitchen has a south-facing terrace, ideal for sunny meals and summer evenings. A wood-burning stove completes the warm atmosphere in the living room.

The house also has a lovely dining room, three comfortable bedrooms, two bathrooms, a laundry room and a cellar accessible from the outside.

At the rear of the house, nestled between greenery and blue skies, an 8 x 4 metre in-ground swimming pool promises unforgettable moments of coolness and idleness.

A property with character, blending modern comforts with old-world charm, perfect as a main residence, family home or holiday home, in a bucolic and inspiring setting.

Let yourself be seduced... For any further information or to arrange a viewing, please do not hesitate to contact us.

Description :

Warm living room with fireplace

Newly fitted kitchen with wood-burning stove

Cosy dining room

3 comfortable bedrooms

2 bathrooms

Functional utility room

Cellar with outside access

In-ground swimming pool 8 x 4 m - perfect for summer fun!

LOCAL TAXES

Taxe habitation: EUR

NOTES