

Characterful stone property with guest house, barns , swimming pool, offering tranquillity in Lot et GARONNE



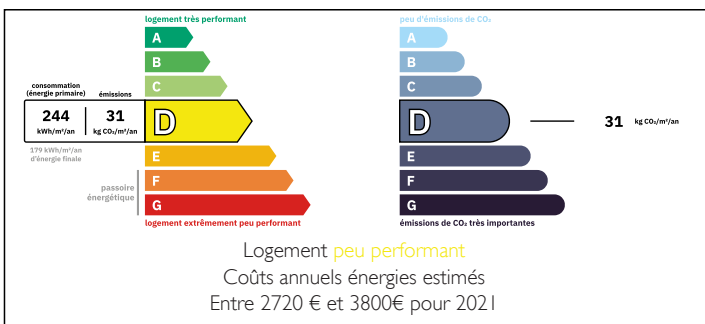
## INFORMATION

Town:	Monbahus
Department:	Lot-et-Garonne
Bed:	3
Bath:	4
Floor:	181 m2
Plot Size:	32167 m2

## IN BRIEF

Hidden from view, 200 metres from a quiet road, this stone property is a haven of peace, cradled by the silence of the countryside and the murmurings of the nearby lake. With no immediate neighbours, yet just a few minutes from a lively village with a school, shops and a friendly restaurant, it offers a rare balance between seclusion and accessibility. The main house charms with its generous proportions and warm atmosphere. An L-shaped open-plan kitchen extends into a welcoming dining room, then into a light-filled living room with a cathedral ceiling rising to an airy mezzanine. On the ground floor, a double bedroom with en-suite bathroom offers immediate comfort, complemented by a separate shower room. Upstairs, two further double bedrooms each have their own shower room, ideal for entertaining family and friends.

## ENERGY - DPE



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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 detached guest house is an intimate and functional space, perfect for welcoming loved ones or generating rental income. It includes a comfortable bedroom and can be furnished according to your preferences.

Outside, the garden surrounds the house and swimming pool, offering unobstructed views of the surrounding countryside. The heated, secure 10 x 5 metre swimming pool is perfect for relaxing in all seasons. Two barns, one measuring 250 m<sup>2</sup> and the other 150 m<sup>2</sup>, complete the property and offer remarkable potential for artistic, craft or renovation projects.

The land, largely cultivated by a local farmer, requires minimal maintenance while preserving the rural authenticity of the location. The property is also bordered by a lake, with fishing rights extended to the owners, adding a bucolic touch to this already enchanting setting.

Located 11 km from Cancon, 17 km from Miramont-de-Guyenne and 21 km from the charming town of Eymet, this residence is only 39 km from Bergerac Airport, making it easy to travel and welcome visitors.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES