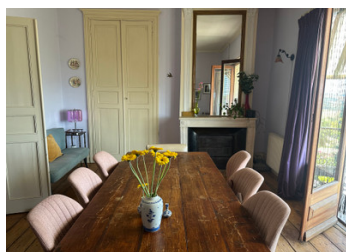


Large stone village offering 3 en suite bedrooms and one large attic, garage, cellars and enclosed gardens.



INFORMATION

Town:	Monclar
Department:	Lot-et-Garonne
Bed:	4
Bath:	4
Floor:	290 m2
Plot Size:	233 m2



IN BRIEF

Ideal step into business can be sold ready set up with furniture and equipment.

Currently run by one lady!

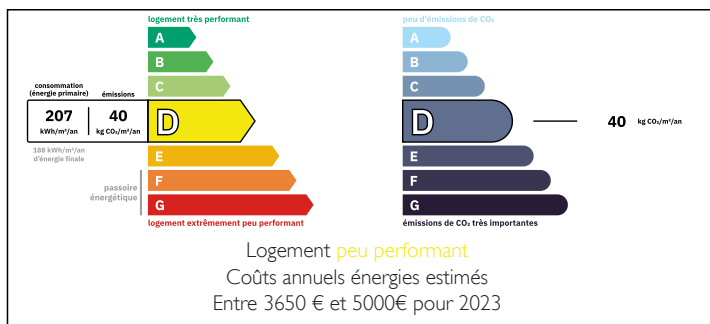
Large stone spacious house in the village centre, offering entrance hallway, large square lounge with é windows to the front, guest sitting room with library, kitchen, downstairs toilet, large dining /breakfast room to the rear with balcony and beautiful view.

Up the original turned wooden stairs to first floor landing with 3 good sized bedrooms all with en suite bathrooms.

Upstairs again to huge attic/bedroom (would easy make an apartment!) with WC shower and washbasin.

There is also a large garage/workshop, and further cellars (used as a music venue/art gallery/brocante) but is a great space.

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

To the rear across a small lane, there is a private enclosed very restful garden with lawn, flower borders and an al fresco dining or breakfast area.

The property is run by one lady who has built up a great reputation for the business, but of course, this property with its fireplaces and over mantel mirrors would make a great family home.

Lots of photos available please ask!

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

LOCAL TAXES

Taxe foncière: 1800 EUR

NOTES