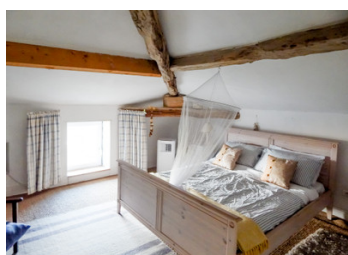
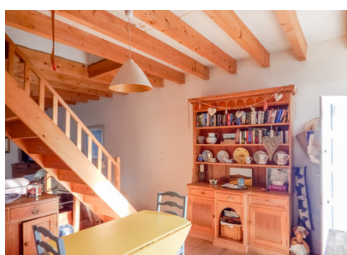
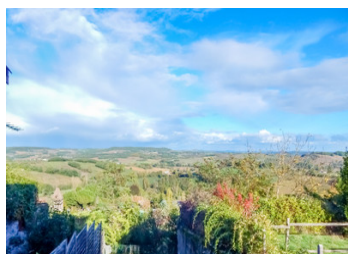


Deceptive stone village house with terraced garden and fabulous views .

## EXCLUSIVE



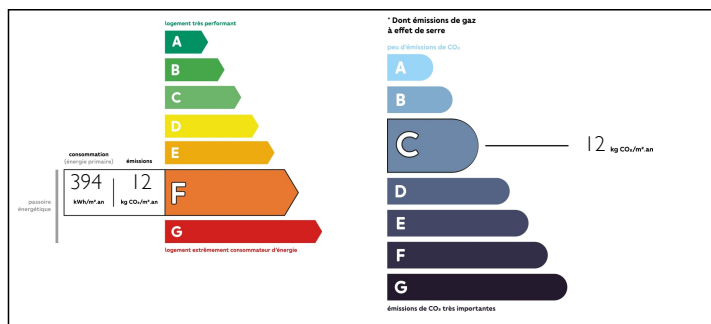
## INFORMATION

Town:	Monclar
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	57 m2

## IN BRIEF

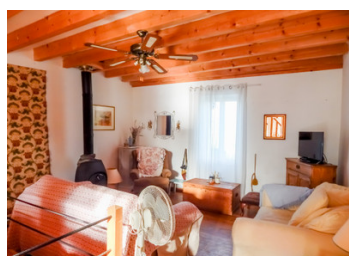
Perfect lock up and leave village house with the advantage of being all newly renovated from top to bottom.

## 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

Entrance directly into kitchen with dining area, lounge to the rear with wood burner and of course, that fabulous view! Wooden staircase up to first floor with bedroom under the exposed beams, and bathroom with bath shower wash basin and WC.

From the lounge/kitchen you can go down to the lower floor, with a large room at present used as a second kitchen with access out to terrace and garden. This room would make a second bedroom or even a bed sit/studio as there is a gated side passageway coming down to the terrace giving it completely independant access. There is also a store/workshop area.

There is a pergola covered terrace for eating al fresco, then a terraced garden, completely enclosed with a patio at the bottom, perfect for enjoying an evening apèro overlooking that stunning view.

--new roof and insulation

--new electrics

--new plumbing

--mains drainage

--new double glazing

--wood burner and electric heaters

Situated walking distance into the hilltop village with grocery shop, butcher, restaurant , bar, bank, hairdressers, chemist and even a little theater, in the hills just north of the Lot valley, roughly half way between Bordeaux and Toulouse.

Plenty of shopping on the Lot valley towards Ste Livrade 7kms or Villeneuve sur Lot 21kms.

The pretty area is renown for its fruit orchards, sunflower fields and vineyards, has colourful markets and really good restaurants, history and river activities.

Nearest airports: Bergerac 55kms, Bordeaux 70kms Toulouse 90kms

Nearest rail: Agen with TGV connexions 30kms

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Information about risks to which this property is exposed...

## NOTES