

Scrumptious stone house bursting with character, delightfully secluded, 4 bedrooms, 4 bathrooms, swimming pool with uninterrupted views! 30 mins from Bergerac airport



## INFORMATION

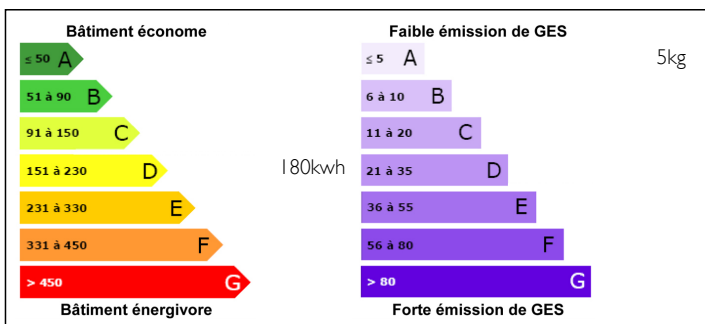
Town:	MONBAHUS
Department:	Lot et Garonne
Bed:	4
Bath:	4
Floor:	207 m2
Plot Size:	1319 m2



## IN BRIEF

A house which is oozing character with original beams, stone walls and terracotta floors to be admired in all of the rooms, a large open living room with fireplace open onto a snug/office area, breakfast room and a separate dining room, a kitchen, a utility room, 4 bedrooms (one is in a separate guest annexe), 4 bathrooms.. easy to maintain garden, swimming pool and garage.. within easy reach of several lively market towns, Bergerac airport only 30 mins away

## 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

Situated along a quiet country road, gravelled drive and garage

The rooms – Ground Floor

\*Sitting Room (30 m<sup>2</sup>) with terracotta tiled floor, exposed beams and stone walls, fireplace

Open onto a

\*Snug – Office area (16 m<sup>2</sup>)

\*Breakfast room (23 m<sup>2</sup>) just off the kitchen, dining room and sitting room, with terracotta tiled floor and exposed stone walls and beams

\*Dining Room (17 m<sup>2</sup>) full of character, beams, stone walls, terracotta floors and patio door opening onto the covered terrace and garden

\*Kitchen (16 m<sup>2</sup>) fully fitted and equipped with doors opening onto the utility room and downstairs shower room and WC

\*Shower Room (5 m<sup>2</sup>) with shower, WC and handbasin

\*Utility Room (4 m<sup>2</sup>) tiled, plumbing for washing machine – door through to the garage/barn

Stairs up from breakfast room to FIRST FLOOR accommodation

\*Landing (8 m<sup>2</sup>) with wooden floor and beamed ceiling

\*Bedroom 1 (19 m<sup>2</sup>) with wooden floor and beams and ensuite

\*Ensuite (5.4 m<sup>2</sup>) shower, WC and handbasin

\*Bedroom 2 (14 m<sup>2</sup>) there is a low beam in this room

\*Bathroom (6 m<sup>2</sup>) step down into this room. bath, handbasin and door accessing storage area under the eaves

\*Bedroom 3 (11 m<sup>2</sup>) wooden floor and beams

\*Separate WC (2.3 m<sup>2</sup>) handbasin and WC

OUTSIDE

\*Guest Annexe -Guest Bedroom 4 (12 m<sup>2</sup>) on the groundfloor separate from the house a guest bedroom with its own entrance door and ensuite

\*Ensuite to guest bedroom (6 m<sup>2</sup>) Bath, WC and handbasin

\*Attached Barn / Workshop - Garage (19 m<sup>2</sup>)

\*Child friendly L shaped swimming pool 11 x 5 lengthways and 5x5

## LOCAL TAXES

Taxe foncière:

1200 EUR

## NOTES