

RENOVATION PROJECT Old bakery and house, exceptionally spacious in the centre of Monségur.

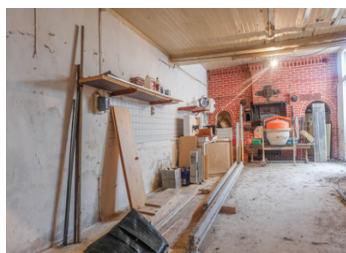


INFORMATION

Town:	Monségur
Department:	Gironde
Bed:	0
Bath:	0
Floor:	350 m2
Plot Size:	532 m2

IN BRIEF

Needing complete renovation, this old bakery and house are right in the centre of Monségur, there is an attached garage and garden area. Large renovation budget.



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

This was originally the Boulangerie. Needing total renovation, although many original features remain, it could become a lovely family home, or indeed a chambre d'hôtes. It is very spacious. The boulangerie consists of the front shop area, and back rooms with the original baker's oven, garden, store-room and garage, first floor bathroom and two bedrooms. To the right of the property, accessed via the shop is the living quarters of the boulangerie with a separate entrance hallway, salon, kitchen, and three bedrooms, bathroom and loft area.

There is a walled garden with outbuildings.

Bergerac 46km; Bordeaux 67km; Monségur is a lively, bastide town, founded in 1265 by the Queen of England Éléonore de Provence. Monsegur has all facilities including restaurants, cafe bars, Carrefour supermarket and a cinema with regular showings of English films.

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

NOTES