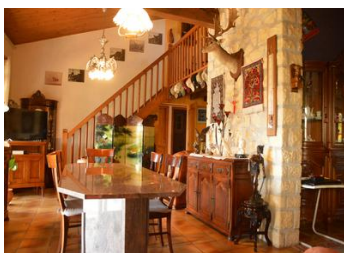


Well appointed stone house in the country with fantastic view , 1 km from village with faciities , heated covered swimming pool , 10 km from golf



INFORMATION

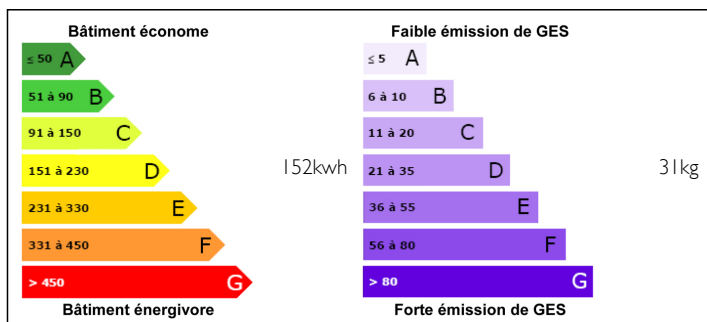
Town:	MONCLAR
Department:	Lot et Garonne
Bed:	4
Bath:	3
Floor:	166 m2
Plot Size:	9130 m2



IN BRIEF

House with superb view built in 1979 in stone with lots of features , pleasant sloping garden with trees ,very well presented , double glazing throughout , mirror glass as features , brand new oil central heating boiler , water softener , water heated by solar panel

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

The house

- entrance hall
- double sized living room 72m² with 2 fireplaces and a mezzanine level
- kitchen fully equipped oak cabinets 16m²
- downstairs bedroom 10,5 m²
- master bedroom suite 24 m² with en suite shower room
- 2 separate WCS
- bathroom
- conservatory 32 m²
- utility room and wine cellar

UP 6 stairs to

- bedroom 10,25 m²
- another bedroom 10,25 m²
- shower room
- dressing room

LOCAL TAXES

Taxe foncière: **313 EUR**

OUTSIDE

- heated swimming pool 12,5mX5,5m , with cover, new liner , équipement new
- lake at the bottom of the garden to water the veg patch
- single garage
- outbuilding 120m² used
- garden of 9130 m²
- small barn for animals

NOTES

10 km from golf

54 km from aeroport BERGERAC

19 km fromVILLENEUVE SUR LOT

1H30 from BORDEAUX