

Old farmhouse with pigeonier to renovate and huge stone barn, well and gardens. More land available.



INFORMATION

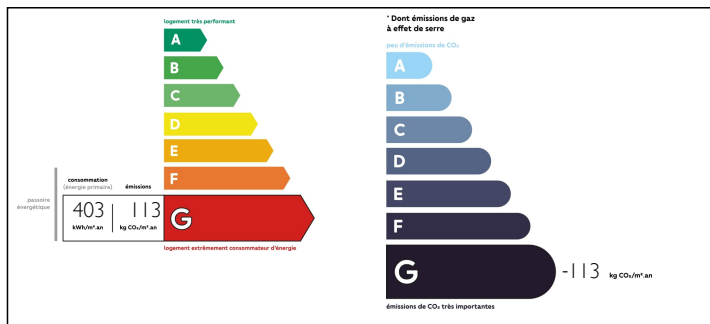
Town:	Monviel
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	7000 m2



IN BRIEF

Inviting old farmhouse to renovate offering spacious living space with character. Sold with 1.5 acres of gardens with lovely old trees, but with more land available if needed. Also a huge stone barn with original cow mangers, another stone outbuilding used for chickens and a well.

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

HOUSE: entrance porch with arched window, leading into large hallway, through to dining room, small basic kitchen, large lounge with terracotta floor tiles and an open stone fireplace. Sunny glazed conservatory. overlooking green well stocked gardens. Separate toilet and shower room, 3 bedrooms, another bathroom and separate toilet, integral garage with oil central heating boiler. There is a wooden staircase leading to the attics (huge) which could make 2 good bedrooms and the pigeonier tower.

OUTSIDE: driveway, parking, large stone barn with original cow mangers, further outbuildings, well and gardens. with some lovely old trees.

Situated in the countryside with lovely views over nearby village and church, 5 kms from another village with shops restaurants etc, 30 minutes from BERGERAC airport, 90 minutes from airports of BORDEAUX and TOULOUSE.

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

NOTES