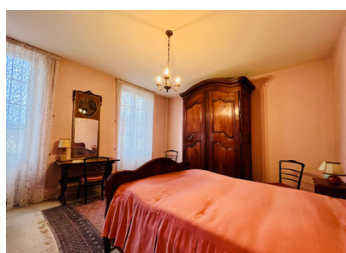
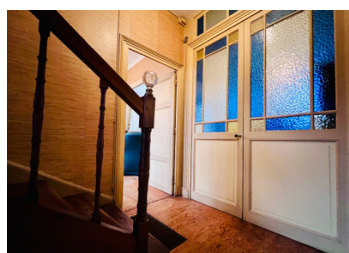
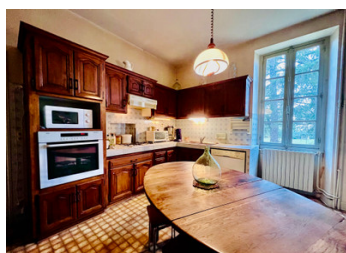
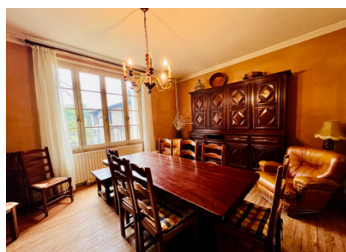


****UNDER OFFER**** Superb mansion and its garden in Monsempron-Libos



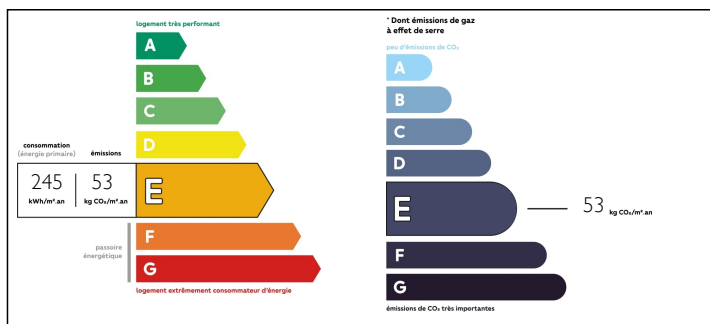
INFORMATION

Town:	Monsempron-Libos
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	230 m2
Plot Size:	1208 m2

IN BRIEF

****UNDER OFFER**** This superb manor house is ideally located, within walking distance of all amenities, health services, schools, college, high school and a few minutes from the train station. The entrance is via the paved courtyard which leads to the garage and the main entrance. This elegant mansion is about 230 m2 and has very nice fittings, with spacious and luminous spaces, high ceilings, parquet floors, open fireplace. The garden of 1200 m2 is entirely fenced, it contains an independent building, with an outside kitchen and a workshop. Some renovation work is to be expected.

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

****UNDER OFFER**** Access to the house is through a beautiful wrought iron gate, which opens onto the fully paved private parking area and leads to the garage and the main entrance of the house.

The beautiful wooden door opens onto the entrance hall which leads to the living room, the dining room, the kitchen and a toilet.

A door leads to the cellar, where there is a laundry room and several storage spaces.

The beautiful wooden staircase leads to the first floor where there is a bathroom with shower, bath, double washbasin unit, WC and four spacious and bright bedrooms.

The attic has been converted into a games room and storage space and could be converted into two further bedrooms.

LOCAL TAXES

Taxe foncière: 2000 EUR

The garden, with a surface area of 1200m², offers an independent building of 24m², where there is an outdoor kitchen and a workshop.

A well feeds the garden.

A very nice opportunity to be seized quickly.

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

NOTES