

Characterful stone property with guest house, barns , swimming pool, offering tranquillity in Lot et GARONNE



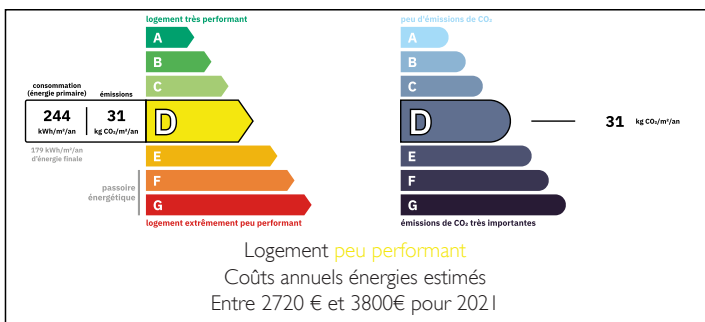
INFORMATION

Town:	Monbahus
Department:	Lot-et-Garonne
Bed:	3
Bath:	4
Floor:	181 m2
Plot Size:	32167 m2

IN BRIEF

Hidden from view, 200 metres from a quiet road, this stone property is a haven of peace, cradled by the silence of the countryside and the murmurings of the nearby lake. With no immediate neighbours, yet just a few minutes from a lively village with a school, shops and a friendly restaurant, it offers a rare balance between seclusion and accessibility. The main house charms with its generous proportions and warm atmosphere. An L-shaped open-plan kitchen extends into a welcoming dining room, then into a light-filled living room with a cathedral ceiling rising to an airy mezzanine. On the ground floor, a double bedroom with en-suite bathroom offers immediate comfort, complemented by a separate shower room. Upstairs, two further double bedrooms each have their own shower room, ideal for entertaining family and friends.

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 detached guest house is an intimate and functional space, perfect for welcoming loved ones or generating rental income. It includes a comfortable bedroom and can be furnished according to your preferences.

Outside, the garden surrounds the house and swimming pool, offering unobstructed views of the surrounding countryside. The heated, secure 10 x 5 metre swimming pool is perfect for relaxing in all seasons. Two barns, one measuring 250 m² and the other 150 m², complete the property and offer remarkable potential for artistic, craft or renovation projects.

The land, largely cultivated by a local farmer, requires minimal maintenance while preserving the rural authenticity of the location. The property is also bordered by a lake, with fishing rights extended to the owners, adding a bucolic touch to this already enchanting setting.

Located 11 km from Cancon, 17 km from Miramont-de-Guyenne and 21 km from the charming town of Eymet, this residence is only 39 km from Bergerac Airport, making it easy to travel and welcome visitors.

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

NOTES