LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48178HA47 Price: 549 900 EUR

agency fees to be paid by the seller

Fabulous stone farmhouse and separate gite, swimming pool and paddock, in charming, calm position.















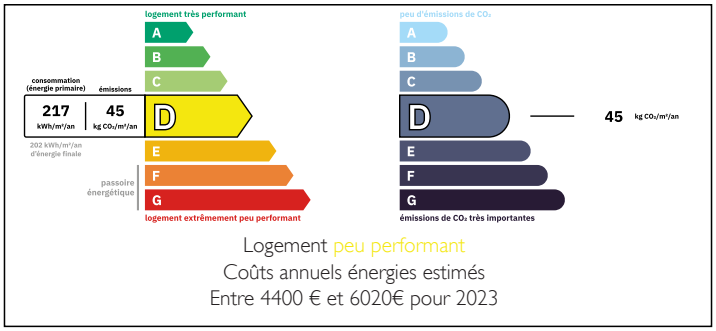
INFORMATION

Town:	Monclar
Department:	Lot-et-Garonne
Bed:	6
Bath:	3
Floor:	335 m2
Plot Size:	8300 m2

IN BRIEF

This lovely old stone farmhouse offers 200m2 of living space all on one floor. Covered terrace area into entrance hallway 13.8m2 with old terracotta floor tiles and exposed beams, a spacious and cosy living room 32m2 with a corner wood burning stove, a superb modern kitchen diner of 52m2 with wood burner, opening onto a full width covered terrace for al fresco dining. There is a utility room and pantry. The property offers 3 double bedrooms 36.85m2, 16.40m2 and 15.90m2, one with a private en suite shower room and WC., also a second bathroom with WC and a small storage room.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4400 € et 6020€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**3193 EUR**

NOTES

DESCRIPTION

Across the lawns there is the gite 135m2 with a large living space 72m2 offering fitted kitchen dining and sitting area all with views of the pool and gardens.. Downstairs to 3 bright bedrooms and a super large shower room and WC.
OUTSIDE there is approx 8300m2 surrounded by open fields and a fab view onto the nearby hilltop village of MONCLAR. The swimming pool and its large sunbathing terraces are beautiful surrounded by colourful shrubbery making it completely private.
There is a wine cellar, and stone barn 126m2 with 3 doors offering garage space, workshop and storage. there is space for numerous car parking.
Beautiful property, immaculately presented, ready to roll as a profitable business, certainly worth a visit.
Situated just north of the LOT valley near to Villeneuve sur lot, nearest TGV at AGEN 30kms, Airports of BERGERAC 55kms, BORDEAUX 70kms and TOULOUSE 80kms
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr