

**\*UNDER OFFER Traditional 5 bedroom stone farmhouse.**

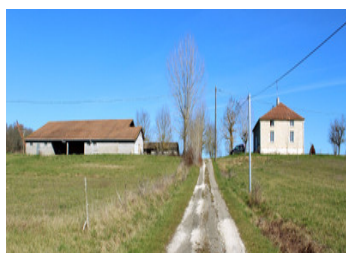


## INFORMATION

<b>Town:</b>	<b>Monbahus</b>
<b>Department:</b>	<b>Lot-et-Garonne</b>
<b>Bed:</b>	<b>5</b>
<b>Bath:</b>	<b>2</b>
<b>Floor:</b>	<b>240 m2</b>
<b>Plot Size:</b>	<b>47500 m2</b>

## IN BRIEF

This traditional 5 bedroom stone farmhouse has an impressive and substantial entrance hall. There is stone tiling throughout the ground floor, and woodburners in both the living room and kitchen. A sweeping staircase leads to a large master bedroom suite with south easterly views and additional bedrooms and family bathroom. Further scope for renovation could add additional bedrooms or a nursery, games or playroom. The large outbuildings provide limitless opportunities for a variety of activities, horse stabling, gîte development, artisan workshops. There is also a kitchen garden and swimming pool. The property is well located 40 kms from Bergerac Airport and 45 kms from Agen train station with fast connections to Toulouse, Bordeaux and Paris.



## ENERGY - DPE

DPE in progress.

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

Ground floor

Kitchen 27.8 m<sup>2</sup>

Sitting/dining room 59 m<sup>2</sup>

Bedroom 17.5 m<sup>2</sup>

Office/annex 22.5 m<sup>2</sup> to be renovated

First floor

Master bedroom, bathroom, dressing room 32.5 m<sup>2</sup>

Bedroom 20 m<sup>2</sup>

Bedroom 13.5 m<sup>2</sup>

Bedroom 15.3 m<sup>2</sup>

Nursery games room to be renovated 20 m<sup>2</sup>

Outside buildings

Traditional stone built, tiled roof barn 340 m<sup>2</sup>

Open modern hangar barn 10 m<sup>2</sup>

4.75 Ha of fenced farm fields, including kitchen garden

10 m x 5m swimming pool

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

## LOCAL TAXES

Taxe foncière: 1149 EUR

Taxe habitation: EUR

## NOTES