

Something special? Exceptional stone farmhouse and pool with views, at the end of a quiet lane.



INFORMATION

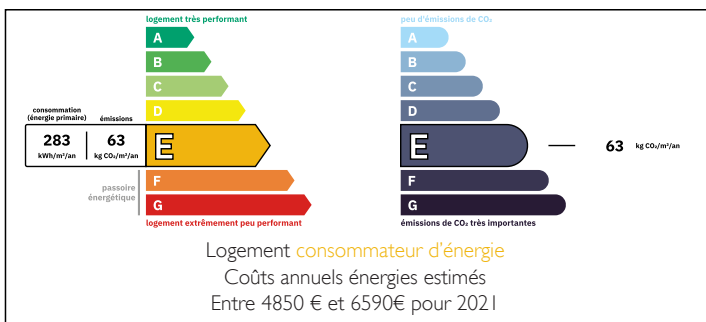
Town:	Monbalen
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	270 m2
Plot Size:	29000 m2



IN BRIEF

Built around 1750, on what used to be a cluster of stone cottages dating back to Knights Templar time, this property offers a life for nature lovers, being surrounded by beautiful countryside, near facilities but in a quiet position at the end of its own long private lane. There are no close neighbours, views from every window, it is a really stunning home!

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

Main house: completely renovated by the present owners offering characterful accommodation on 3 half levels. Kitchen with integrated appliances, and island with Corian worktops, open plan onto dining area and doors onto flower bedecked terraces. up a few stairs into a quirky butlers pantry with sink and freezer etc, lounge with its large fireplace and new wood burning stove, exposed beams and open stonework, mezzanine and bureau area, new bathrooms with roll top bath and large walk-in showers, 5 beautifully appointed bedrooms all with magnificent views to wake up to.

OUTSIDE: there is a large open covered terrace with seating and dining, a 10 X 5 metre private and secure swimming pool, with sunbathing terraces, raised vegetable garden, fruit trees, a stone cottage with bread oven to renovate, a garage, a garden shed, fields and woodland ideal for horses or alpacas, stabling and hay store.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES