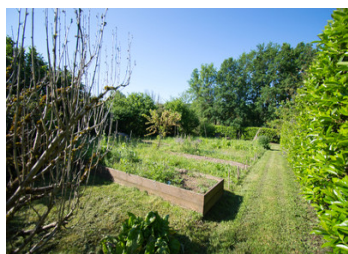


Stone country house in beautiful surroundings with an outbuilding and land.



INFORMATION

Town:	Monclar
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	133 m2
Plot Size:	10500 m2

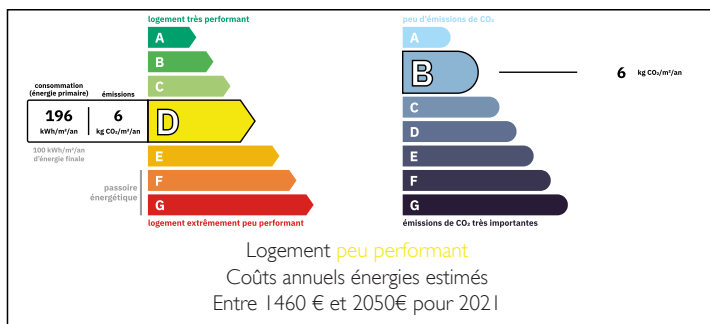


IN BRIEF

Nestling in the heart of a picturesque setting, this country residence is a haven of peace for those seeking an escape from the hustle and bustle of the city. With its verdant surroundings and absolute peace and quiet, this property offers the ideal opportunity to reconnect with nature and recharge your batteries.

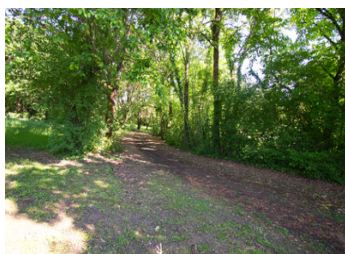
. Contact us for more information!

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

Technology

- underfloor heating with electric boiler
- solar panels for hot water
- recently re-roofed and insulated attic

The fully-equipped kitchen opens onto a generous living room with a fireplace, creating a warm and friendly atmosphere, perfect for spending time with family and friends. With its four bedrooms, this home can comfortably accommodate friends and family, while preserving everyone's privacy.

- A storeroom and cellar

Outside, a vast wooded garden invites you to relax and contemplate. Whether it's for gardening, soaking up the sun or hosting al fresco meals, this outdoor space offers the ideal setting for savouring the simple pleasures of the countryside. Don't miss this unique opportunity to own a piece of paradise in the Lot-et-Garonne, renowned for its gastronomy, heritage and stunning scenery.

- A barn and workshop

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