

Beautiful stone property a few kilometres from the bastide town of Monflanquin with swimming pool and studio.

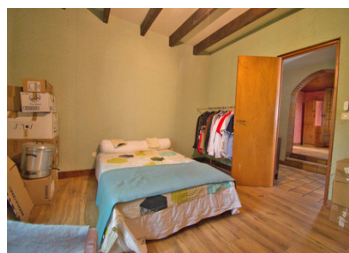


INFORMATION

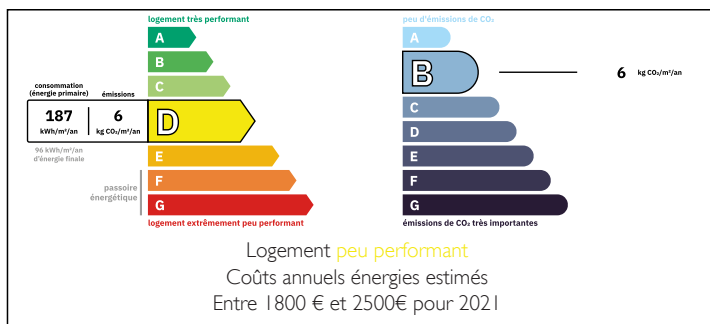
Town:	Monflanquin
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	173 m2
Plot Size:	5148 m2

IN BRIEF

Nestling just a few kilometres from the historic bastide town of Monflanquin, this charming stone country house offers an idyllic, authentic living environment.



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

This single-storey house has three bedrooms and a 72 m² cathedral lounge, bathed in light thanks to its high bay windows.

A heat pump ensures optimum thermal comfort all year round.

Upstairs, a mezzanine overlooking the living room provides additional space for relaxing or working, and the attic can be converted to suit your needs and desires.

Outside, you'll find an independent studio apartment, perfect for welcoming guests or for use as a work or leisure space. A large 260 m² stone barn offers endless possibilities for renovation or storage projects. The property also includes a swimming pool and terrace, ideal for enjoying fine weather and the tranquillity of the surrounding countryside.

To top it all off, solar panels have been installed, enabling the electricity produced to be sold on and the house's energy needs to be self-consumed.

This country house is a haven of peace, combining traditional charm with modern comforts, all in an unspoilt natural setting near Monflanquin.

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