

Great opportunity to step into a ready made business of bistro/bar, 4 BB rooms and 2 gites, plus camping too!

EXCLUSIVE



## INFORMATION

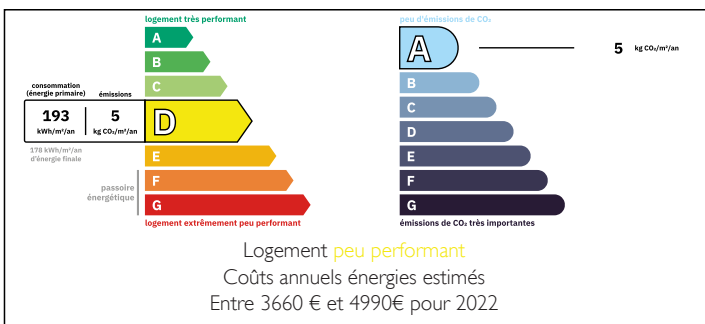
Town:	Monbahus
Department:	Lot-et-Garonne
Bed:	11
Bath:	7
Floor:	377 m2
Plot Size:	18211 m2

## IN BRIEF

A surprising opportunity for the right person to take over the reins of this popular business and continue its good name.

We are proud to be offering a stone maison de maitre and pigeonnier with modern fitted kitchen and fireplace with wood burner, lounge with feature stone walls, and pellet wood burner, downstairs WC, stairs to landing with 4 en suite bedrooms, just perfect for Bed and Breakfast guests.,

## 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

A gite with living room, fitted kitchen, 3 bedrooms and bathroom with bath, washbasin and WC, private access, Above is an apartment with large living space, bathroom with WC, 2 bedrooms, one in the pigeonier (this apartment needs a corner kitchen adding to be fully self sufficient). Professional kitchen with cool room and storage/office large restaurant seating 25, with new glazed doors, bar and toilets, also with a wood burner for cosy winter evenings, large terrace area outside with further seating. A cottage in the gardens with living area, new kitchen, 1 bedrooms and bathroom with WC and private terrace and parking, A swimming pool 10 X 5m with terracing and enclosure, beautiful gardens with a variety of old trees and flowering shrubs, ideal for camping as its bordered by a stream with weeping willows.

The main house has solar panels covering all hot water and selling electricity back to EDF.

This property is a great buy, situated just out of a hilltop village (bastide) with shop and restaurant, amongst sunflower fields and orchards, plenty to see and do in the area, wonderful restaurants and markets.

Airports Bergerac 40minutes, Bordeaux and Toulouse both 90minutes, more photos available, please ask!

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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:** 1 600 EUR

**Taxe habitation:** EUR

## NOTES