

Idyllic stone cottage single storey with heated swimming pool nestled within orchards close to Monflanquin

EXCLUSIVE



## INFORMATION

Town:	Monflanquin
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	2737 m2

## IN BRIEF

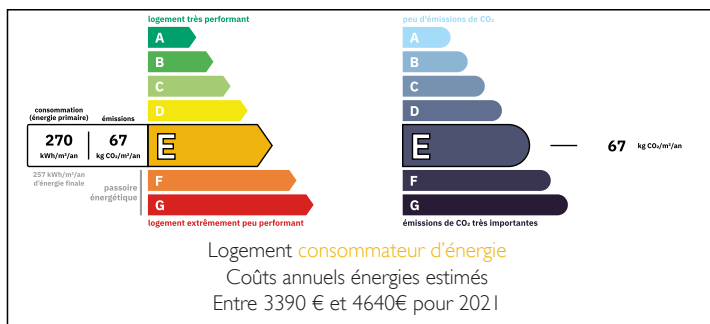
This pretty stone house can be found at the end of a long drive not far from Monflanquin the famous bastide fortified village with restaurants shops and bars annual festivals etc.,

This three bedroomed home with stone walls and exposed beams oozes cosy and charm and tranquillity inside and out. It is equipped with a wooden kitchen, and granite worktops, terracotta throughout central heating and wooden double glazed units in a good portion of the property.

The salon has sitting centre stage a huge open fire and large patio doors which face onto the garden with the pool in the distance.

In the garden there are many shrubs and trees and outside the kitchen there is a lovely covered terrace area which is sheltered from the sun. This property is perfect to retire to or have as...

## 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

In the heart of the South-West region,  
Close to Bergerac airport 42km

Bordeaux airport 154km

Toulouse airport 139km

Bergerac station 47km taking you to either  
Bordeaux or Paris.

close to the towns of Monflanquin, which was once  
an important fortified

city and today home to artists and craftsmen,  
where it feels good to stroll through cobbled  
streets and their beautiful facades, and stop  
off to eat something at the restaurants serving  
local produce or just simply enjoy the view

Other nearby towns are Villereal, Isseagac and Agen  
which has an excellent train link into Bordeaux and  
Paris.

A gently undulating region alternating a  
coloured mosaic of grasslands, woods and  
cultivated landscapes where an outstanding  
architectural heritage is made up of a number  
of medieval fortified towns, hilltop villages,  
castles, abbeys and mills.

Kitchen 18m<sup>2</sup> Fitted with granite worktops wooden  
frame cabinets throughout. Built-in electric fan oven.  
Built in Fridge/Freezer, Dishwasher, double glazed  
wooden casement windows double aspect.

Salon 32m<sup>2</sup> with large open fire chimney stone walls  
and terracotta tiles on floor surface. with large patio  
wooden double glazed doors facing out to terrace  
garden and pool beyond.

The Grange/adjoining garage 38.5m<sup>2</sup> and utility area  
can be found just through a door from the Salon.  
This has a utility area in one side and then double  
doors leading out to the garden on other side of  
space. This area could be possibly divided then  
modified into more living space.

The Master bedroom including adjoining shower  
room 19m<sup>2</sup> has double aspect windows and an old  
chimney space giving character but has been closed  
up...

## LOCAL TAXES

Taxe foncière: 1228 EUR

Taxe habitation: EUR

## NOTES