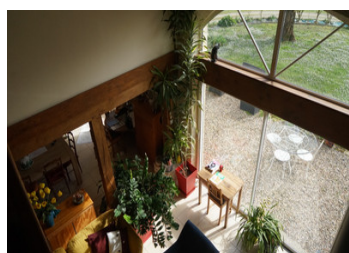
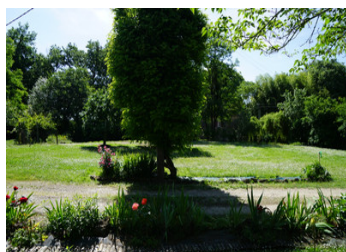


## House of character



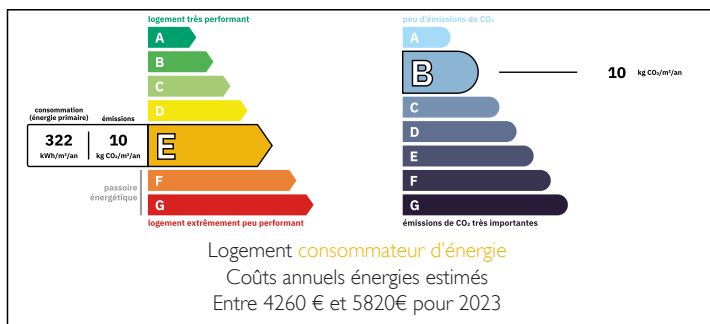
## INFORMATION

Town:	Monségur
Department:	Gironde
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	4650 m2

## IN BRIEF

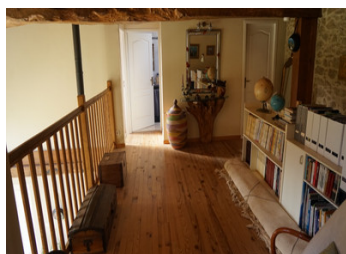
Pretty family house of character, 1860, surrounded by a perfectly maintained garden, ideally located between La Réole and Monségur. It includes 4 bedrooms, 2 bathrooms, a barn, and a small attached house to renovate. To see quickly!

## 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

Very pretty stone house, in perfect condition, very bright, in the middle of a garden of 4,650 m<sup>2</sup>, quiet in a small hamlet, facing south. Roof revised 5 years ago.

On the ground floor:

Large living room of 60 m<sup>2</sup>, very bright, including a living room with more than 5 meters high ceiling, a pellet stove/ wood, a dining room with open kitchen, a cellar overlooking the storage room with external access.

The master bedroom with its bathroom/ WC.

On the 1st floor:

The staircase leads to a large mezzanine, which can be converted into an office, overlooking the living room and terrace, and serves 3 bedrooms, a bathroom and a toilet.

Outbuildings: small independent house with floor in good condition but interior to renovate, large barn behind the house, for a car.

Septic system - to standards.

Central heating stove pellets/ wood, and electric heating if necessary.

Shops 10 minutes and train station 15 minutes.

## LOCAL TAXES

Taxe foncière: 486 EUR

Taxe habitation: EUR

## NOTES

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