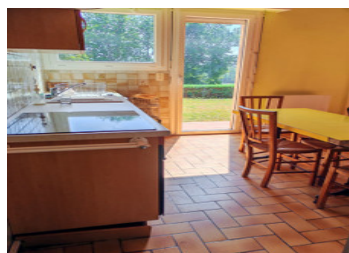


## House with ambres a vue



## INFORMATION

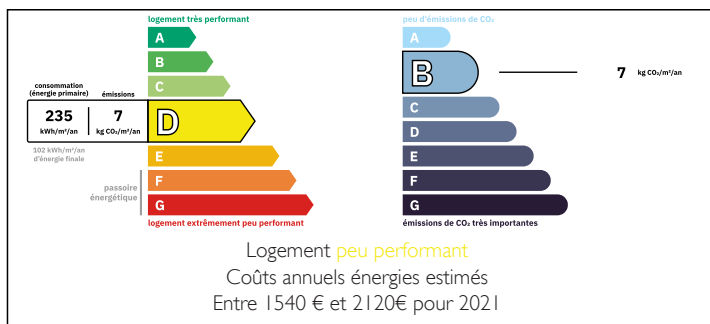
Town:	Monségur
Department:	Gironde
Bed:	3
Bath:	1
Floor:	108 m2
Plot Size:	20000 m2

## IN BRIEF

This house, built in 1985 and nestled on a beautiful 20,000 m<sup>2</sup> plot in a commanding position, offers rare tranquillity and is located a stone's throw from the dynamic Bastide de Monségur. It has 3 rooms including 2 bedrooms, and does not require any major work, as the roof was redone in 2020, the drainage system was changed in 2021 and double glazing was installed on all the window frames. Some refurbishment work is to be expected, particularly in the conservatory and kitchen.

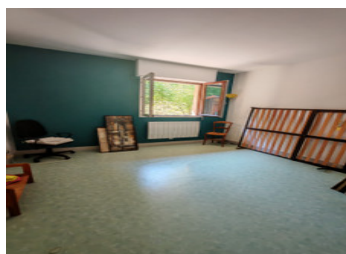
Finally, a 20% extension of the living area is possible (or the creation of a swimming pool, for example).

## 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.



## LOCAL TAXES

**Taxe foncière:** 300 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Ground floor:

- 42 m<sup>2</sup> living room with existing wood-burning stove flue, approx. 4 metres high
- 10 m<sup>2</sup> kitchen
- 2 bedrooms (15 m<sup>2</sup> and 11 m<sup>2</sup>)
- 6 m<sup>2</sup> bathroom
- Separate toilet

Mezzanine:

- 20 m<sup>2</sup> usable space (office or bedroom)
- Toilet

Other:

- Veranda adjoining the living room (11 m<sup>2</sup>)
- Garage for one car adjoining a pantry/laundry room
- Usable attic, accessed by stairs
- 3 small sheds behind the house (wood, tools, lawnmower, etc.)

20,000 m<sup>2</sup> of land:

- Small private wood
- Orchard with numerous fruit trees
- Field maintained by a neighbouring farmer

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