

Ref: A39118AW47

Price: 195 000 EUR

agency fees to be paid by the seller

Charming and spacious property located in a village location with balcony and lovely views.



# INFORMATION

Town: Monflanquin

Department: Lot-et-Garonne

Bed: 3

Bath: 2

Floor: I 17 m2

Plot Size: 7 m<sup>2</sup>













### IN BRIEF

Set in the heart of the village, this delightful three-level property offers spacious living with plenty of character.

The home features three well-proportioned bedrooms, ideal for families or visiting guests plus a large lounge/diner with access to a balcony – perfect for entertaining or enjoying views of the village. There is a well equipped kitchen and both a bathroom and a shower room for added convenience and the property has character touches throughout including exposed wooden beams and stone features, giving the property a warm, rustic charm.

With its central location, this home places you within easy reach of village amenities, while offering space and comfort across three levels.

Whether you're seeking a permanent residence, a charming holiday home or a business opportunity, this property is full of potential.

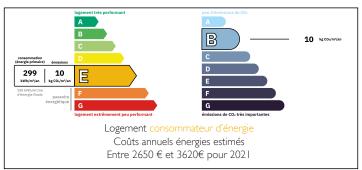
Bergerac airport is 40 minutes away and Marmande

beigerac airport is 40 minutes away and marmande

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.

# ENERGY - DPE





Ref: A39118AW47

Price: 195 000 EUR

agency fees to be paid by the seller







#### LOCAL TAXES

Taxe habitation:

**EUR** 

## NOTES

#### DESCRIPTION

#### Entrance

- Stairs to 1st floor

Shower room (approx 1.6m2)

- WC, shower, washhand basin Kitchen / Diner (approx 12.9m2)
- Wooden beams
- Fully fitted
- Tiled floor

Hallway (approx 8.9m2) Bedroom I (approx I6.2m2)

- Wooden beams
- Wooden floor Bedroom 2 (approx 9.8m2)
- Wooden beams
- Wooden floor

Bathroom (approx 6.7m2)

- Bath with shower, double sink
- Cupboard

**Upstairs** 

Lounge / Diner (approx 34m2)

- Wooden beams
- Wooden floor
- Balcony (approx 7.6m2)

Utilities (approx 2.8m2)

**Downstairs** 

Bedroom 3 (approx 18m2)

- Exposed stone, wooden beams
- Cupboard

----

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