

Ideal for an equestrian project. Set in over 3ha of countryside, a house with a barn, outbuildings and pool



INFORMATION

Town:	Monviel
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	167 m2
Plot Size:	31000 m2

IN BRIEF

Monviel, a haven of peace in Lot-et-Garonne. Nestled in lush countryside, this charming village offers a peaceful way of life. Ideally situated 35 km from Bergerac Airport and 16 km from a golf course, this property enjoys a prime location.

A former farmhouse.

Set on over 3.1 ha of land comprising pastures and fruit trees, this property features a small built-in swimming pool, a spacious barn and a beautiful stone outbuilding.

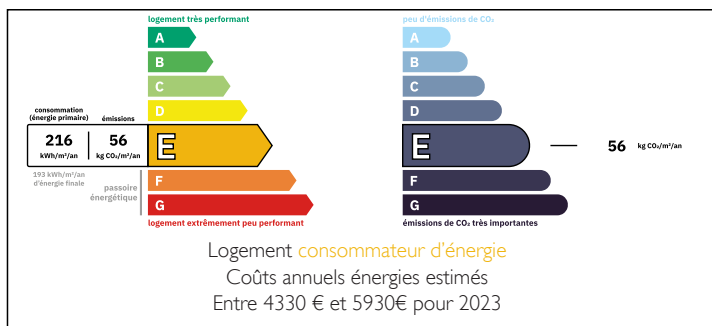
The house comprises two entrances, a large living room, a kitchen-diner, three bedrooms (one with an en-suite toilet), a bathroom, a separate toilet, a utility room and a library with a fireplace leading onto a conservatory. The first floor features an additional bedroom and an attic.

Exceptional potential

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





DESCRIPTION

The main house comprises:

- A first entrance hall measuring 12m²
- A fitted kitchen-diner measuring 14m²
- A living room with dining area measuring 35m²
- A bedroom measuring 10.64m²
- A bedroom measuring 15.50m²
- A bedroom measuring 14m² with its own washbasin and a 3m² toilet
- A utility room of 9m²
- A second entrance hall of 3m²
- A library of 20m² with a fireplace
- A conservatory of 8m²

Upstairs:

- A bedroom of 19m²
- A convertible loft

The barn measures nearly 250m²

The second outbuilding measures nearly 90m²

Practical details:

The windows are single-glazed with wooden shutters

The chlorinated swimming pool measures 8m x 3m

Heating is provided by an oil-fired boiler

Hot water is supplied by an electric water heater

Wastewater is treated via a septic tank

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

LOCAL TAXES

Taxe foncière: 1201 EUR

Taxe habitation: 983 EUR

NOTES