

*** UNDER OFFER *** NO VIEWINGS POSSIBLE



INFORMATION

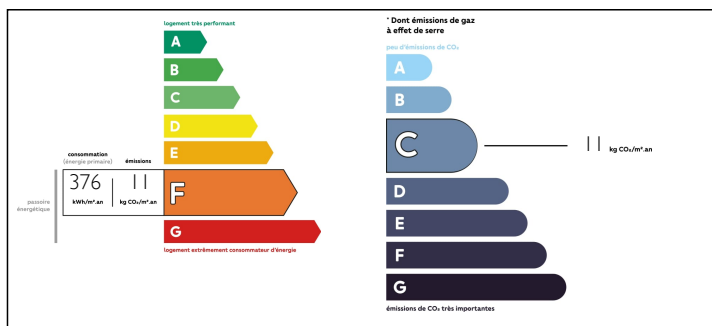
Town:	Monségur
Department:	Gironde
Bed:	3
Bath:	2
Floor:	210 m2
Plot Size:	5804 m2

IN BRIEF

Exciting project to complete - UNDER OFFER

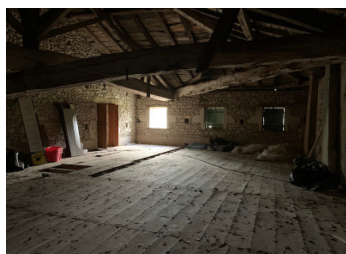


ENERGY - DPE



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: 673 EUR

Taxe habitation: 981 EUR

NOTES

DESCRIPTION

Large beautiful country house with an impressive hallway, which leads to kitchen/diner, original staircase to the first floor, living room, 2 further rooms and a store room. On the 1st floor are 2 further bedrooms, a family bathroom and an enormous attic space which could easily accommodate 3 further bedrooms. Much of the renovation work has been done, and finished to a good standard.

Property details

Ground floor

Entrance hallway : 35m²

Kitchen /dining room : 35m²

Reception room : 27m²

Room : 14m²

Bedroom 1 partially renovated : 31m² with ensuite bathroom to renovate: 6m²

Room/bedroom/office: 15m²

Storage room : 12m²

First floor

Bedroom 2 : 14m²

Bedroom 3 : 11m²

Shower room : 6m²

Attic room to renovate : 45m²

Attic : 115m²

The property is semi-detached but is not outlooked. There is land of approximately 1 ½ acres including a walled garden with a well, and in the open flat land outside the walled garden, there is a barn. The local countryside is agricultural, with fertile land producing fruit, vegetables including asparagus, and livestock. There are numerous villages around which hold Marché gourmands and other social events

The nearest town is Monségur, very popular with its historical bastide centre, restaurants and bars, night markets, jazz festival and other commerce and services. Near the Plum Village, New Hamlet.

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