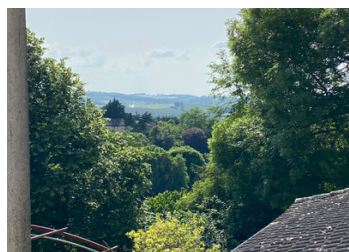


Stone built town house



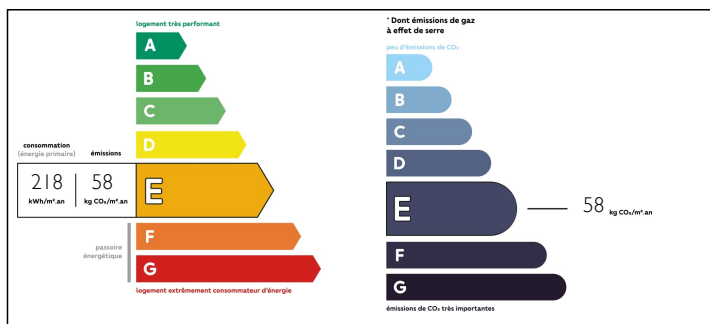
INFORMATION

| | |
|-------------|----------------|
| Town: | Monbahus |
| Department: | Lot-et-Garonne |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 237 m2 |
| Plot Size: | 0 m2 |

IN BRIEF

This house sits within a tranquil village close to Cancon. The village is typically French within easy reach of all conveniences and close to the golf course and within walking distance to an international school which teaches English as the main subject.

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

Interesting property with well scaled rooms with the opportunity to continue a commercial business. Some of the property has been refurbished but there is still lots of scope for creating the property into your own.

This property was once two individual properties which could easily be returned to their original state. There is a recently renovated kitchen, and a beautiful open fire place in the living room. This house has huge scope and is open to all sorts of different options for the new owners.

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

NOTES