

## Stone country house with swimming pool and garden



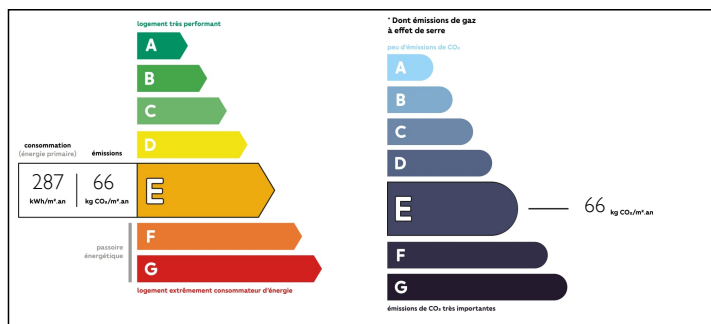
## INFORMATION

Town:	Monbahus
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	157 m2
Plot Size:	2095 m2

## IN BRIEF

.We are delighted to present this superb stone house in a picturesque setting. With its breathtaking views over the surrounding countryside, this property offers a true haven of peace. On one level, this charming renovated stone village house will charm you with its 3 bedrooms and 2 bathrooms, several spacious terraces, a fully enclosed and beautifully presented landscaped garden and its swimming pool.

## 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

Entrance to the property via the superb covered terrace that runs the length of the property  
Entrance into a hallway with beamed ceilings and tiled floor.

To your left is a large, spacious, fully fitted kitchen with utility room to the side with oil fired boiler and plenty of other storage.

To the right of the hallway is the large living/dining room with fireplace, stone walls and lots of character.

With 3 bedrooms, one of which is en suite  
2 bathrooms with soft bath wc

Large cellar under the house.

Outside there is a carport, a large covered terrace, a swimming pool with views over the countryside and a well.

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

## LOCAL TAXES

**Taxe foncière: 760 EUR**

## NOTES