

Country house in good condition with several outbuildings suitable for horses, and with beautiful views.

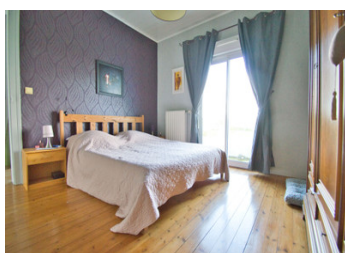


INFORMATION

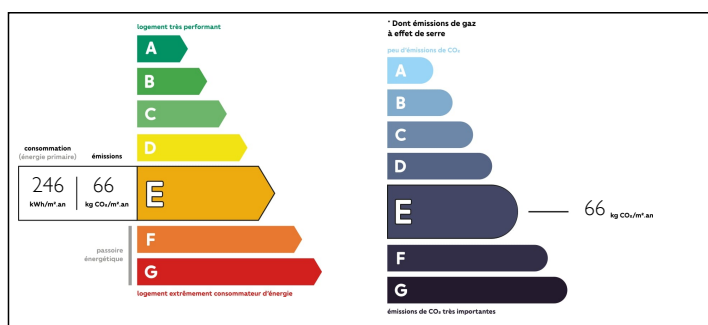
Town:	Monclar
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	116 m2
Plot Size:	16970 m2

IN BRIEF

Welcome to this superb, light-filled house set in a dominant position with breathtaking views over the beautiful surrounding rolling countryside. Nestling in the heart of nature, this property is in good condition and offers a peaceful and enchanting living environment.



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

Three bedrooms: This spacious home has three comfortable bedrooms, providing each occupant with a private space to relax and recharge.

Studio to convert: An additional studio on the cellar level of 30M2 offers further conversion potential, perfect for creating a workspace, artist's studio or guest room as required.

Equestrian facilities: For equestrian enthusiasts, this property is equipped with two horse boxes and two horse shelters, providing the ideal environment in which to care for your equine friends.

Meadows and wells: Enjoy vast green spaces with picturesque meadows where your horses can graze peacefully. In addition, a well on the property provides a natural water source.

Proximity to shops: Although nestled in a rural setting, this house benefits from the proximity of local shops, offering convenience and practicality in everyday life.

Nestling in a hilly area, this property offers an exceptional natural setting, ideal for nature lovers and outdoor enthusiasts.

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

NOTES