

Charming habitable house to renovate to offer you a comfortable, peaceful and bucolic living environment.



## INFORMATION

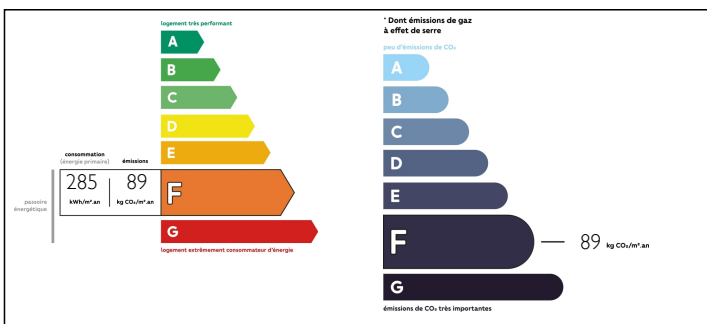
Town:	Monbahus
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	115 m2
Plot Size:	8000 m2



## IN BRIEF

Traditional stone farmhouse of approximately 115 m<sup>2</sup> of living space on one level located outside the village of Monbahus on land of approximately 8000 m<sup>2</sup> with several fruit trees and an operational well. Space without being isolated. Although this is a significant renovation, it is easy to see that this property has interesting potential and could offer you a comfortable and peaceful living environment. An attic is accessible from the inside by a ladder. The house has a connection to running water, electricity and fiber optics. Septic tank (non-compliant but operational). Two accessible rooms at the rear of the house house the oil tank and the boiler. A large barn serves as an outdoor workshop area, or vehicle shelter. The village of Monbahus offers a bakery, a tobacconist/bar/supermarket, primary school and college.

## 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

As things stand, this house is a second home, a little corner of the countryside with a magnificent 360° view for lovers of peace and nature.

The living space is entirely located on the ground floor and includes:

Kitchen/back kitchen: 37 m<sup>2</sup>

Living room/dining room: 26 m<sup>2</sup>

Dormitory corridor: 15 m<sup>2</sup>

Room: 23 m<sup>2</sup>

Bathroom: 5 m<sup>2</sup>

Veranda: 12 m<sup>2</sup>

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

## NOTES