



A charming and unique property, a small paradise, a must see!

47150, Monflanquin, Lot-Et-Garonne, Nouvelle-Aquitaine

* Available * 3 Beds * 1 Bath

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€757,143

Ref: BVI27093

Property Description

This magnificent entrance leads you straight to a haven of peace surrounded by 10 hectares of nature. It comprises a stone house of 204 m², totally and tastefully restored. Ground floor entrance hall, a first lounge with fireplace, spacious fitted kitchen, a dining room, a second lounge with fireplace, bedroom with bathroom and bath, terrace with automatic blind overlooking the pool, a magnificent staircase leads to the attic space with two large bedrooms with office area and built-in cupboard, a bathroom. A magnificent stone arch connects the house to a barn 381 m² which has a studio 36 m², kitchen, bathroom, lounge/bedroom area, covered summer kitchen 21 m², workshop, shed/garage 300 m². Another converted barn of 102 m² comprises three bedrooms, two shower rooms, 2 kitchens and a superb lounge/dining room with bay windows. In addition to all of this is an 80 m² open barn used for storage, a hen house 11 m², shed 11 m². All on 9.5 hectares of land including 4 hectares of woodland, swimming pool 11 x 5.5 m, solarium, small lake, servitude for water source. Airport 45 minutes, all amenities 8 minutes. Miscellaneous: double glazing, gas heating, air-conditioned studio.

