



Lot et Garonne, Monflanquin , 4 bedroom, 4 bathroom house with outbuildings.,

€450,000

Ref: LJ-565

47150, Lot-Et-Garonne, Nouvelle-Aquitaine

* 4 Beds * 2 Baths * 280m2

A delightful maison de maître with pool and 3 separate barns. This extremely well designed renovation offers a bright spacious family home, with potential to create a gîte complex or storage for classic cars etc. Ground floor ;? Entering the property via a sweeping stone staircase at the front, you...

- Distance from airport: 50km Distance from highway: 50km Distance from school: 10km Distance from sea: 175km Distance from shops: 5km Distance from station: 50km Energy Consumption: NCO Number of rooms: 7 Number of WCs: 4 Type of heating: Fuel Windows: Bois double vitrage

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French Entrée 

Property Description

A delightful maison de maître with pool and 3 separate barns. This extremely well designed renovation offers a bright spacious family home, with potential to create a gîte complex or storage for classic cars etc. Ground floor ;? Entering the property via a sweeping stone staircase at the front, you are welcomed by an impressive, double aspect hallway of 32m², leading out onto a raised wooden decking area of 27m² overlooking a well established garden to the rear of the property. Typical of a maison de maître design all rooms lead off from this large main hallway. To the right is a large fully equipped, bespoke fitted kitchen of 31m² with granite worktops, a large fireplace and wood burner. A door leads from the kitchen to the adjacent dining room of 24m². To the left is a bright double aspect lounge of 30m², with open fireplace and views out onto the garden and swimming pool. Continuing along the hallway, to the right, the dining room and to the left a bedroom/office of 14m² and a bath and shower room of 14m² 1st floor :? Designed by an architect the top floor of this house is impressive with a large double height open stairway. To the left are two large 18m² bedrooms each with en-suite shower rooms. To the right the master bedroom of 52m² consisting of bedroom 15.5 m², 2 dressing rooms and a large bath/shower room of 21m² Also on this floor a separate laundry room of 12m² Underneath the house is a large cellar with all technical equipment for the swimming pool and heating system. Exterior:- At the main entrance to the house on the left hand side is a large, well maintained barn of 176m², with concrete floors and a mezzanine of 34m² containing 2 bedrooms. This could very easily be converted into a two or three gîte accommodation. As you sweep past the front of the main barn, to the rear you will find an open barn with covered parking for two cars and a separate open stone barn of 60m². A small building to the front of the property, which was once the village shop offers potential to create an artists studio or even a Wendy house for the children and overlooks the garden to the front of the house and swimming pool. Situated in a small ancient hamlet just 5 minutes drive from the beautiful hilltop bastide town of Monflanquin, (labeled one of the most beautiful villages in France) and 15 minutes drive from the old bastide town of Villeneuve sur Lot and main commerce. The large garden surrounding the house is well established with shrubs and trees and well very maintained. Tax Fonciere 1900 Bergerac Airport 45 minutes. dont 4.65 % honoraires TTC à la charge de l'acquéreur.

Gallery

