



Unique Luxury home with Revenue,

47380, Monclar, Lot-Et-Garonne, Nouvelle-Aquitaine

€995,000

Ref: BVI61004

* Available * 8 Beds * 6 Baths

Unique Luxury home with Revenue

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French Entrée 

Property Description

UNIQUE HIGH SPEC PROPERTY SET IN FABULOUS GARDENS WITH A LARGE SWIMMING POOL .
FLEXIBLE FAMILY SIZE VILLA WITH TWO ADJOINING SELF CONTAINED APARTMENTS AS WELL AS A
REALLY CUTE INDEPENDANT TWO BEDROOM GITE THAT CAN PROVIDE EXCELLENT REVENUE YEAR
AROUND .

The villa features a contemporary open-plan living / dining area with a luxury modern kitchen featuring a central island ideal for entertaining. Patio doors lead out to the covered dining terrace overlooking the landscaped garden with swimming pool and the valley beyond. The master bedroom with luxury ensuite bathroom , dressing room and balcony overlooks the rear garden and pool area . Also upstairs you have two other double bedrooms which share a bathroom , there is also a fourth bedroom and shower room / wc on the ground floor.

A spiral staircase leads to a mezzanine office / games area or library space .

The adjoining studio apartments both feature open plan living with a top spec kitchen and have independant access as well as their own garden so are ideal for family members or for holiday lets / B&B.

The pretty cottage style gite with private garden and dining terrace is totally independant from the main villa and so is ideal for rental purposes with large open plan kitchen lounge , two double bedrooms and a bathroom , private walled garden .

Adjoining garages offer further development possibility .

The gardens have been landscaped to maximise the views to the South West and have extensive terraces leading to the very private swimming pool area with covered terrace and pigeonnier pool house with an extra bedroom for summer use.

Bergerac airport under an hour .

Golf Course at Tombeboeuf only ten minutes .

Popular markets , cafes and restaurants at Eymet Issigeac and Miramont within half an hour .

Out of town shopping centres at Villeneuve Sur Lot in 40 Minutes.

Price including agency fees : 995.000 €

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Buyer commission included: 6 %

Gallery

