



## Stunning restored property on edge of bastide village with pool and tennis court,

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

\* Available \* 5 Beds \* 1 Bath

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€852,000

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**French Entrée** 

## Property Description

Beautiful 5 bedroom modern home within walking of a thriving village with school, bakery, bank, general store etc.

The house has 173m<sup>2</sup> of habitable space with a large garden of 2500m<sup>2</sup>, and stunning views over the countryside.

This stunning property offers all the comforts of modern living in an open plan situation, with neutral tiled flooring throughout, a system of central aspiration, double glazing throughout, and aérothermique heating. This property is not expensive to run. There are some works to finish, ie terraces and upstairs ensuite.

Entered via a spacious hallway with plenty of cloakroom storage. There is a WC with modern wall mounted toilet, an office with french doors onto the terrace, an open plan lounge / diner with a quadruple door onto the terrace, and a fully fitted kitchen with induction hob, oven, large american fridge freezer, island unit with electrics, and bar stool seating area.

Doors lead onto the external covered terrace and another door accesses the garage. A rear hallway from the lounge leads to 3 bedrooms and bathroom with corner bath, Italian shower, electric towel rail and double basin unit. One bedroom has french doors onto the rear terrace.

An open staircase leads to mezzanine suite/bedroom 5 that is to be finished. It has a dressing room which opens out onto a balcony overlooking the garden.

The property also comes with a garage, and a mezzanine area over the garage leading to roof space over the kitchen. This is suitable for conversion or additional storage.



