



## Peaceful stone family home with separate gite and two barns,

47290, Monbahus, Lot-Et-Garonne, Nouvelle-Aquitaine

\* Available \* 4 Beds \* 4 Baths

Peaceful stone family home with separate gite and two barns

# €495,000

Ref: BVI70150

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## Property Description

Character stone property set back 200m from the road. It's tranquil, with no near neighbours, yet is only a very short drive from the local village with schools, shop, bakery, hairdresser and restaurant/bar.

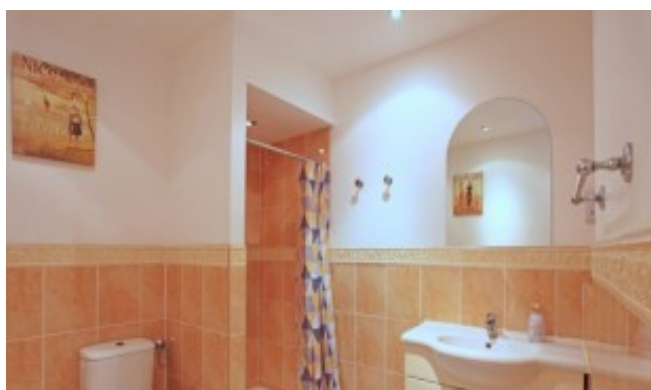
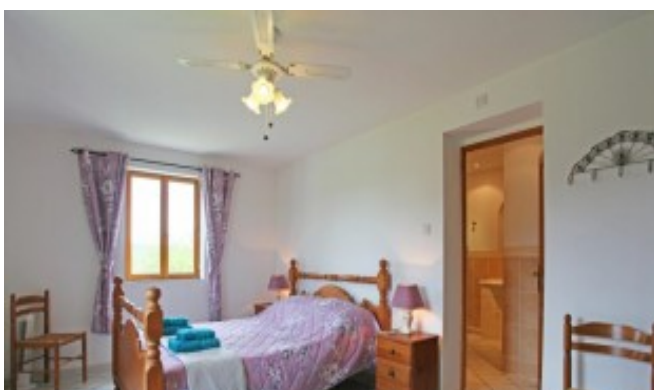
The main house has a large L-shaped open plan kitchen, dining and living room with a double height section up to the first floor mezzanine. There is a ground floor double bedroom with en suite and a separate shower room. On the first floor there are two further double bedrooms with en suite shower rooms.

The separate one bedroom gite has potential for additional income or just for family and friends to stay.

There are two barns, one of approximately 250m<sup>2</sup> and one of approximately 150m<sup>2</sup>. Outside there is a manageable area of garden around the house and pool with views in all directions. The fenced 10m x 5m pool is heated.

The larger proportion of the land is farmed by a local farmer and the property is adjacent to a lake with fishing rights extended to the property owners.

Cancon, with a variety of shops and a weekly market is 11km, Miramont-de-Guyenne with larger shops and commerce is 17km, the lively town of Eymet is 21km and Bergerac airport 39 km.



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