



## Magnificent property with 2 houses, pool, outbuildings and stunning views



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 700,820.74

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Monflanquin
Indicatif régional:	47150
Soumis:	01/08/2024

### Description:

Discover this peaceful haven, ideally located near Monflanquin, where you can enjoy a mature garden, including fruit trees, spanning over 2 hectares. The property's well is already connected to the garden watering system and to both houses.

This beautiful property features a charming stone house with four bedrooms, which currently generates rental income in the summer. On the ground floor, you will find a spacious living area with an open kitchen, a living and dining room, a shower room, and a bedroom. The cozy upper floor includes three bedrooms, an adorable dormitory for young children, a large bathroom and a WC.

A second house, located in a beautifully converted tobacco drying shed, offers additional accommodation for family and friends. It features a bright and welcoming living space, a WC, and a large workshop at the rear of the house. Upstairs, there is a lovely relaxation area currently used as an office, two bedrooms and a shower room.

Comfort is ensured all-year-round with reversible air conditioning in both houses, guaranteeing a pleasant temperature in all seasons.

This property also includes a small outbuilding and a stone ruin with a magnificent fireplace, offering potential for future renovation projects (subject to obtaining the necessary permits).



To top it all off, an 8m x 4m swimming pool and a jacuzzi heated by a heat pump are available for your enjoyment.  
Incredible views in a beautiful and bucolic setting! This exceptional property is waiting to be discovered.

## Commun

Chambres:	7
Salle de bains:	4
Pied carré fini:	295 m <sup>2</sup>
Dimesions du lot:	20118 m <sup>2</sup>

## Energy efficiency

Consommation énergétique (kWh/m <sup>2</sup> /an):	129
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:	<a href="http://www.arkadia.com/PFYR-T189015/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T189015/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1634-bvi75992
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