



Ref : 9732CCV

## Stone house with its gite, 7 bedrooms, panoramic view, Lot et Garonne

Area lot et garonne



Habitable : 430 m<sup>2</sup>



Usable : 0 m<sup>2</sup>



Land : 3,5 Ha

633 000 €

**Luxurious residence for sale Lot et Garonne.** Close to all amenities in the beautiful village of Monflanquin, this beautiful and imposing stone house, renovated, offers a panoramic view from its 2 terraces on the pool and the countryside. Bright with bay windows overlooking the terraces, 5 bedrooms in the main house, including 2 en suite, 2 bedrooms in the gite, great assets is offered to this property both for a family home or a tourist activity. 3 hectares composed of meadows and irrigated orchard. Garage carport 2 cars, shed with 2 workshops. Swimming pool with roller shutter.

### IN SUMMARY

Rooms : 12  
Bedrooms : 7  
Bathrooms : 4

Swimming pool : yes  
Garage place : 2  
Parking space : 5  
Outbuildings : yes

Fuel  
Adsl

**Advantages :** panoramic view | 7 bedrooms

### SERVICES



1st Shops : 3 mn



All shops : 7 mn



Health : 15 mn



Elementary : 7 mn

Middle School : 15 mn

High school : 15 mn



40 mn



40 mn

### ENERGY INFORMATION

Consommation conventionnelle 96,00 kWh/m<sup>2</sup>.an

Estimation des émissions 17,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an

A B C D E F G

A B C D E F G



### Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS  
Tel +33 (0)5 65 35 63 32  
contact@maisonsetchateaux.com

## DESCRIPTION

Main house

Entrance 28,89m

Wc 2,13m

Fitted kitchen 37,46m².

Living room 27,31m².

1st floor

Bedroom 1 en suite 24,40m² with shower room 4,07m².

Bedroom 2 en suite 18,77m² with shower room 3,39m².

2nd floor

Bedroom 3: 10,9m² with shower room

Bedroom 4: 13,02m² with shower room

Bedroom 5: mezzanine 17,30m² with shower room

Bathroom 4,32m² with shower

Large covered terrace,

Dovecote Laundry room 12,41m² with unfinished attic accessible by ladder

Adjoining gite with independent entrance

Kitchen open on living room 49,23 m², bay window giving on a terrace

Bedroom 1: 17m² (17m²)

Bedroom 2: 16,51m², bathroom

Shower room wc 13m².

Double glazing

Swimming pool 12 x 6m with roller shutter, chlorine

Carport 2 cars

Shed composed of 2 workshops

Land 3 hectares with meadows and orchard, small vegetable garden.

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)



### Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)