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## Character 2 bed House for sale in Lot-et-Garonne

Monsempron-Libos , Lot-et-Garonne , Nouvelle Aquitaine



# €138,000

inc. of agency fees

2 Beds    1 Baths    88 sqm    0.01 ha

Superb stone town house perfectly restored and fitted on 2 levels with terrace and garden of 100 m<sup>2</sup>. Nice dominant location with very nice view : in the heart of a touristic village and very close...

### At a Glance

<b>Reference</b>	MFH-LOT02143	<b>Near to</b>	Monsempron-Libos	<b>Price</b>	€138,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	88 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Superb stone town house perfectly restored and fitted on 2 levels with terrace and garden of 100 m<sup>2</sup>. Nice dominant location with very nice view : in the heart of a touristic village and very close from a center with all shops (47500).

house of 88 m<sup>2</sup> fitted on 2 levels : 2 bedrooms, 1 bathroom, wc, kitchen and lounge, cellar under ground floor.

a big cellar (47 m<sup>2</sup>) that can be transformed into an independent studio.

ground floor.

a kitchen and lounge of 47,11 m<sup>2</sup>, fireplace, domestic appliances, sink, floor cupboards, wooden floor, exposed beams, a french window opening on terrace with view.

1st floor : access by inside wooden staircase.

a landing of 7,84 m<sup>2</sup>, wooden floor.

a bathroom of 6,3 m<sup>2</sup>, angle bath, washbasin, wc, wooden floor.

2 bedrooms of 14,5 m<sup>2</sup> and 12,33 m<sup>2</sup>, wooden floor.

electric heating new generation electric hot water boiler - double glazing - main drainage.

## Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€138,000

## Key Information

Year Built:	1800
Internal Area:	88 sqm
Land Area:	0.01 ha

## Location: Nouvelle Aquitaine



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