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Discrete, secure location

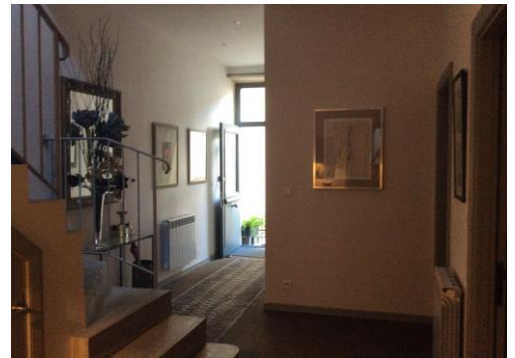
Easy, low maintenance

Spacious loft style living area

Central town location

En suite master bedroom

DPE and GES = Unclassified



Monsegur, Gironde
Ref 10164

€185,000

This duplex apartment is situated within a completely renovated town house. The small development which totals four apartments is accessed via a secure door from the lane into a hall and from there through to a private, internal courtyard. An outer curved stone staircase from the courtyard leads up to this apartment's front door.

The staircase opens onto a beautiful light and spacious hall which in turn opens into two large bedrooms. One bedroom is en-suite with dressing room and bathroom. The second bedroom has a separate bathroom, which doubles as a guest cloakroom, accessed from the hall. On this floor there is also a utility room and an under-stairs cupboard. A large velux window lights the stairs which lead up to the second floor loft style living area with vaulted, beamed ceiling. This consists of a comfortable seating area, dining area and the kitchen area, with lovely white marble work surfaces and an island breakfast eating space. The whole of the top floor is warmed by a powerful wood burner. There is a small seating balcony off the living room which overlooks the private courtyard. Also there is polished a concrete floor throughout the entire second floor, and sisal flooring throughout the hall and bedrooms on the lower floor. The fixtures and fittings are of a high quality and the apartment is carefully maintained.

The apartment is well located in a secure and convenient situation and is comfortable, stylish and charming

FIRST FLOOR

Entrance hall 11.81m²

Bedroom 14.15m²

Bathroom 4.06m²

Laundry 3.22m²

Master bedroom 14.51m²

En suite shower room 5.5m²

Dressing room 2.02m²

SECOND FLOOR

Lounge/dining room/kitchen 60m²

Balcony

OUTSIDE SPACE

Cellars 6m²

A vaulted cellar and separate lockable space under the property

ABOUT THE AREA

Monsegur is a small elevated bastide town within the Entre-Deux-Mers region of South Western France. It is a friendly and welcoming traditional town, with a large central halle, in which the weekly Friday produce market takes place. During the summer months there is also a lively and entertaining night market once a week and throughout the year there are numerous other events and entertainments.

There is a comprehensive selection of shops and services within the centre of town and a medium sized supermarket on the outskirts. Several restaurants and cafe/bars overlook the main square and a smaller square in the town. The surrounding area is countryside dotted with small towns and hamlets, and is very peaceful. Vineyards are the prominent feature of the landscape. Duras is about a 10 minute drive away and has a very picturesque Chateau. Bordeaux is accessible by train from La Reole which is a 15 minutes drive away. Bordeaux centre is an hour and a quarter's drive from Monsegur. The Autoroute is easily accessible from beyond La Reole and is about a 20 minute drive away. Bergerac Airport is about a 40 minutes drive away.

Courtyard

There is a bright, shared courtyard comprising a fully tiled floor and several pots and large containers of mature plants with a watering system installed.

ADDITIONAL INFORMATION

Access

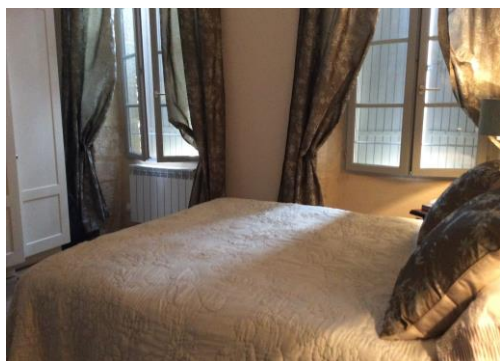
The property has an an ancient stone staircase rising from the courtyard and serving only this apartment. Access from the lane is via a door with entry phone leading to a communal ground floor corridor which opens into the courtyard.

Habitable area 115m²

Heating is electric supplemented by the wood burning stove.

Mains drainage

Annual tax foncier approx. 425€ per year



To enquire about this property please contact info@frenchpropertiesdirect.com

www.frenchpropertiesdirect.com

These details do not form part of any contract and all measurements are approximate.