



## Monségur, 33580, Gironde

Pleasant stone town house with great volumes and light.

Well located in the heart of the Monségur Bastide (Gironde department)

The building opens onto two parallel streets with a central courtyard (possibilities for bed and breakfast and/or a professional activity)

Approximately 186 m2 of living space

Entrance + kitchen + lobby: 17 m2 Lounge: 19.40 m2 WC : 3.60 m2 First floor: Landing / office: 7.30 m2 Corridor: 3.50 m2 Bedroom 1 : wood floor. 16.30 m2 Bedroom 2 : wood floor. 13 m2 Shower room: shower, basin + WC. 3.20 m2 Second part (other side of courtyard – electric heating in this part): Large room with a bay window to street (35 m2). Boiler / laundry room and lobby (16 m2) On the first floor two bedrooms, both with attached shower rooms (29.30 m2 + 10.65 m2) Town gas central heating Double glazing Mains drainage Fibre Interior courtyard of approx. 20 m2 “Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)”

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Rooms	: 6
Bed(s)	: 4
Bath(s)	: 3

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Square feet	: 186
Plot Size	: 20

### CONVENIENCE:

**General Amenities:** Village / town center, Town drains, Double glazing, Courtyard,

**Heating Type:** Gas central heating,