



Ref : 8958PJP

Nice stone property with panoramic views in Lot-et-Garonne

Area



Habitable : 340 m²



Usable : 350 m²



Land : 2,9 Ha

621 700 €

Luxurious residence for sale Lot et Garonne. In dominant position with panoramic views, real estate composed of two stone houses renovated in a contemporary style, outbuildings and swimming pool of 12x6m on a ground of 2,92 ha in the countryside, at 20 mn from Agen.

IN SUMMARY

Rooms : 7
Bedrooms : 4
Bathrooms : 2

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



Wood and Fuel



Adsl

Advantages : Countryside | Not isolated

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 20 mn



Elementary : 10 mn

Middle School : 20 mn

High school : 20 mn



20 mn



25 mn



20 mn



75 mn

ENERGY INFORMATION

Consommation conventionnelle 121,00 kWh/m².an

Estimation des émissions 30,00 kg éqCO₂/m².an



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DESCRIPTION

Former farm transformed into 2 houses of which one of 340 m² net living space and the second that can be used as a holiday cottage or a friend's house of 70 m². The restoration is high-quality with noble materials. Both houses are equipped with fuel central heating with condensing boilers Viessmann (2007).

The aluminum joineries offer double glazing, walls and under roof have a very good insulation

Main house:

Entrance via a bay window

Dining room /kitchen: 69 m² , open kitchen, fitted out and equipped, terra-cotta floors

Living:120 m² terra-cottas floors with independent entrance.

Shower-room with toilet: 5 m²: shower, toilet, washbasin

Laundry: 21 m²

First floor level:

Bedroom 1: 33 m² with wooden parquet

Bathroom: bath, washbasin, toilet

Bedroom 2: 17m² with wooden parquet

Bedroom 3: 17m² with wooden parquet

Bedroom 4: 21m² with wooden parquet with shower-room: shower, washbasin and toilet

Gallery 36m² with wooden parquet

Friends' house:

Entrance by a glass door:

Kitchen: 12m² fitted out and equipped

Lounge: 28m² with fireplace

Access to the office in the attic attic:

Office:15 m²

Laundry

Bathroom: 6m² with bathtub, washbasin, toilet

Bedroom: 20m² with access to the terrace

oil Central heating with radiators, boiler ideal standard from 2009,

Double glazing for both houses

Swimming pool 12x6m

Garage for a car plus a workshop studio

Stone outbuilding to fit out, major work on stones walls done already, water, electricity and double glazing

Park of 2,9ha with views.

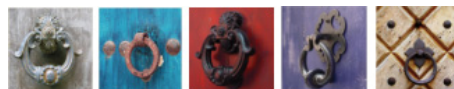
Are you interested ?



Marie

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