



Ref : 8998CTM

### Typical house in a village

📍 Area Fauillet



Habitable : 330 m²



Usable : 500 m²



Land : 3 630 m²

428 800 €

**Luxurious residence for sale Lot et Garonne.** Beautiful house with 330 m² living space on 3900 m² of land. Large outbuildings. Fenced park with swimming pool. Located in the village with all services and schools.

#### IN SUMMARY

Rooms : 9  
Bedrooms : 2  
Bathrooms : 2

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



Fuel



Adsl

#### SERVICES



1st Shops : 3 mn



All shops : 5 mn



Health : 10 mn



Elementary : 3 mn

Middle School : 10 mn

High school : 10 mn



15 mn

#### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWh/m².an  
Pas de données

Estimation des émissions 0,00 kg éqCO2/m².an  
Pas de données



#### Maisons & Chateaux

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## — DESCRIPTION

Veranda 18 m<sup>2</sup>  
Dining room with fireplace 26 m<sup>2</sup>  
Living room with fireplace 28 m<sup>2</sup>  
Fitted kitchen 26 m<sup>2</sup> barbecue fireplace (electric heater)  
Cellar 9 m<sup>2</sup> with toilet  
Bedroom 27 m<sup>2</sup> on wood floor  
Bathroom and shower 13 m<sup>2</sup>, corner bathtub , towel warmer  
Floor heating  
Corridor with WC 12 m<sup>2</sup>  
Office Lounge 24 m<sup>2</sup>  
Large dining room with mangers 55 m<sup>2</sup>  
Painting workshop 16 m<sup>2</sup>  
Boiler 3 m<sup>2</sup>  
Room used as cellar 2 m<sup>2</sup>  
Bedroom with shower and sink 15 m<sup>2</sup>  
Floor fitted with mezzanine 60 m<sup>2</sup>  
Ridgepole height 6.21  
Convertible Attic 170 m<sup>2</sup> fully insulated  
Dryer 82 m<sup>2</sup> dirt floor  
Dryer 100 m<sup>2</sup> (to a second entrance) dirt floor.  
Open Veranda 34 m<sup>2</sup>  
Electric gate at entrance  
3 wells, a mutual one, one fitted for watering system  
Outdoor terrace 15 m<sup>2</sup>  
Tiled ground all around the house  
Stone walls and briquettes  
Park with little pond  
Shelter for watering pump  
5000 liter oil tank at the back  
Buderus oil boiler  
Floor heating on the second part  
Total double glazing  
Covered terrace under the pigeon loft 9 m<sup>2</sup>  
Pigeon loft 9 m<sup>2</sup> x 2  
Chlorine Pool 10x5 m with recent heat pump  
Alarm  
Electricity Standards  
Roof with roman tiles in good condition  
Two septic tanks with grease trap and sand and pebbles filter  
Fully fenced park

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In village

This beautiful home is located in a small village in the Lot et Garonne, between Agen and Bordeaux.

First shops and schools in the village, all services at 10 KM.

Very spacious living area and large outbuildings.

Are you interested ?



Marie

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