



Ref : 9205PJP

Beautiful stone farm building completely restored in Lot-et-Garonne

Area



Habitable : 190 m²



Usable : 306 m²



Land : 24,1 Ha

482 000 €

Luxurious residence for sale Lot et Garonne. Beautiful stone farmhouse completely restored in Lot-et-Garonne at 25 mn from Agen. Composed of a 190 m² house renovated tastefully, a lake of 4000m², a well and several outbuildings. The all combination on a ground of 24 Ha of meadows, wood and arable land with nice views. This property is conceived for the agriculture business or an equestrian farm with possibility to create holiday cottages. It has a lot of potential. All the arable land can be irrigated by existing entrances of watering system fed by a pump system in function coming from the lake.

IN SUMMARY

Rooms : 8
Bedrooms : 5
Bathrooms : 1

Swimming pool : no
Garage place : 1
Parking space : 2
Outbuildings : yes

Wood
Adsl

Advantages : Countryside | Farm house

SERVICES



1st Shops : 5 mn



All shops : 10 mn



Health : 25 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 25 mn



25 mn



30 mn



25 mn



75 mn

ENERGY INFORMATION

Consommation conventionnelle 288,00 kWhép/m².an

Estimation des émissions 6,00 kg éqCO₂/m².an



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DESCRIPTION

Living house living space 190 m²

Hall: 4 m²

Modern kitchen with a closed fireplace: 26,30 m²

Lounge / Stay: 31,08 m²

Corridor: 22,66 m²

Office: 21,44 m²

Bedroom or dressing room: 13,48 m²

Main bedroom with stone fireplace 17,67 m²

Shower-room: Italian-style shower, double vanity unit: 5,69 m

Toilet: 1,24 m²

Laundry: 13,53 m²

In attic:

landing with wooden staircase: 10,64 m²

Bedroom 3: 16,67 m²

Bedroom 4: 9,42 m²

Bedroom 5: 16,61 m²

Attic 1: 12,58 m²

Attic 2: 12,58 m²

Cellars: 45 m²

Attics can be fitted out as shower-room.

The house is warmed by wood logs and wood pellets by insert fire places, the insulation is correct, joineries in PVC double glazing. Grounds are ceramic stone floor and wooden floors. The inside was nicely restored in a contemporary style

Outbuildings

Garage 30 m²

Attic Convertible in holiday cottage: 60 m²

Stone Shed: 200 m²

Former tobacco drying shed: 150 m²

The set of outbuildings is in good condition roofs etc....

The whole being in a nice site in countryside with beautiful views.

Are you interested ?



Marie

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