



Ref : 9213PJP

## Charming old farm with 12 hectares in Tarn et Garonne

Area



Habitable : 132 m<sup>2</sup>



Usable : 539 m<sup>2</sup>



Land : 1,2 Ha

379 610 €

**Property & Domain for sale Tarn et Garonne.** Charming old farm on two levels, offering 132 m<sup>2</sup> net living space and 539m<sup>2</sup> that could be fitted out in holiday cottage. The whole on 12 hectares of land comprising wood and agricultural land, bordered by a stream, 5 minutes from a village

### IN SUMMARY

Rooms : 7  
Bedrooms : 4  
Bathrooms : 1

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



Fuel



Adsl

**Advantages :** Not isolated countryside | Agricultural land

### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 20 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 20 mn



20 mn



30 mn



35 mn



60 mn

### ENERGY INFORMATION

Consommation conventionnelle 155,00 kWh/m<sup>2</sup>.an

Estimation des émissions 31,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



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## DESCRIPTION

The main house on two levels:

Ground floor

Entrance: 8 m<sup>2</sup> wooden Staircase

Kitchen: 14 m<sup>2</sup>

Laundry: 7 m<sup>2</sup>

Living room: 31 m<sup>2</sup>

Dining room: 30 m<sup>2</sup>, bread oven

First Floor:

Corridor: 4 m<sup>2</sup>

Bedroom 1: 12 m<sup>2</sup>

Bedroom 2: 13 m<sup>2</sup>

Bedroom 3: 11 m<sup>2</sup>

Bedroom 4: 15 m<sup>2</sup>

Shower-room: 4 m<sup>2</sup>

Toilet: 2 m<sup>2</sup>

Convertible Attic: 72 m<sup>2</sup>

Barn: 132 m<sup>2</sup>

Covered Garage: 30 m<sup>2</sup>

Outbuilding: 58 m<sup>2</sup>

Tobacco drying shed: 160 m<sup>2</sup>

Workshop: 38

Tobacco drying shed 2: 13 m<sup>2</sup>

Attic: 18 m<sup>2</sup>

The house has been renovated in the 90's. Joineries are in PVC double glazed.

Floors are sand stone on the ground floor and wooden floor for the first floor.

Oil heating system with a condensation boiler

Are you interested ?



Marie

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