MAISONS & CHATEAUX



Ref: 9213PJP

Charming old farm with 12 hectares in Tarn et Garonne

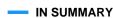
Habitable: 132 m²

公 Usable:

539 m²

 Land : 1,2 Ha 379 610 €

Property & Domain for sale Tarn et Garonne. Charming old farm on two levels, offering 132 m² net living space and 539m² 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



Rooms: 7 Bedrooms: 4 Bathrooms: 1 Swimming pool: no Garage place : 2 Parking space : nc Outbuildings: yes

M Fuel

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

√m 30 mn

-____ 35 mn

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ENERGY INFORMATION

Consommation conventionnelle 155,00 kWhep/m².an

Estimation des émissions 31,00 kg éqCO2/m².an































DESCRIPTION

The main house on two levels:

Ground floor

Entrance: 8 m ² wooden Staircase

Kitchen: 14 m ² Laundry:7 m ² Living room: 31 m ²

Dining room: 30 m², bread oven

First Floor:
Corridor: 4 m ²
Bedroom 1: 12 m ²
Bedroom 2: 13 m ²
Bedroom 3: 11 m ²
Bedroom 4: 15 m ²
Shower-room: 4 m ²
Toilet: 2 m ²

Convertible Attic: 72 m ²

Barn: 132 m ²

Covered Garage: 30 m ² Outbuilding: 58 m ²

Tobacco drying shed: 160 m²

Workshop: 38

Tobacco drying shed 2: 13 m²

Attic: 18 m²

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

