

Ref: 9538PJP

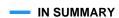
Charming old farm, house, outbuildings and pool house, in the South Ouest

Habitable: 260 m²

公 Usable:

O Land: 1,1 Ha 334 000 €

Farmhouse & Mas for sale Lot et Garonne. Lovely old farm renovated, including a main house of 260 m², outbuildings including a summer kitchen and a pool house of 64 m², then a barn of 121 m² separated in 3 parts. Set on grounds of 1Ha88. A swimming pool 10x5 with electric cover completes this beautiful property.



Rooms: 11 Bedrooms: 4 Bathrooms: 2 Swimming pool: yes Garage place: 3 Parking space: 2 Outbuildings: yes

M Fuel

Advantages: Countryside | Close to amenities

SERVICES

1st Shops: 5 mn

All shops: 10 mn H Health: 10 mn

Elementary: 5 mn Middle School: 10 mn High school: 10 mn

√m 20 mn 20 mn -____ 40 mn ್ರಕ್ಕ 40 mn

ENERGY INFORMATION

Consommation conventionnelle 125,00 kWhep/m².an

Estimation des émissions 37,00 kg éqCO2/m².an





























DESCRIPTION

Main house:

Ground floor:

Entrance: 7 m² cupboards, stone floor

Lounge: 35 m² stone floor, open fireplace, in stone.

Laundry: 4 m² joined cupboard

Kitchen: 14 m² fitted out, open on stay, exposed beam

Stay: 21 m2 tiles floor, stone wall

Corridor: 8 m²

Office: 6 m² massive wood floor, dressing room joined by 4 m², joined cupboard

Room 1: 15 m ² massive wood floor

Shower-room: 10 m² stone floor, exposed beams

Toilet: 1 m² Corridor: 17 m² Bedroom 1: 19 m²

At the middle-porch: 16 m² stone is similar

Room boiler: 5 m²

Floor:

Bedroom 2: 15 m² massive wood floor

Room adjacent bedroom 2: 9 m² massive wood floor

Toilet: 1 m²

Bedroom 3: 15 m² in suite, big joined cupboard

Shower-room: 4 m²

Bedroom 4: 13 m² massive wood floor

The central heating system is fuel with condensation boiler feeding radiators

The joineries are in aluminum double glazing. The insulation is in good condition.

Outside:

Garage 1: 45 m² aces from outdoors and from indoor the house

Outbuildings:

Barn divided into three parts:

Workshop: 42 m² possibility of converting attic

Garage 48 m²

Small workshop: 16 m² with bedroom fitted out in the attic 15 m²

Summer kitchen: 25 m²

Toilet: 1.6 m²

Pool house: $38m^2$ opened on the swimming pool

Swimming pool 10x5 fitted with electric cover conform with the law.

Wood shed: 44 m²

