



Ref : 9538PJP

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

Area



Habitable : 260 m<sup>2</sup>



Usable : 254 m<sup>2</sup>



Land : 1,1 Ha

334 000 €

**Farmhouse & Mas for sale Lot et Garonne.** Lovely old farm renovated, including a main house of 260 m<sup>2</sup>, outbuildings including a summer kitchen and a pool house of 64 m<sup>2</sup>, then a barn of 121 m<sup>2</sup> separated in 3 parts. Set on grounds of 1Ha88. A swimming pool 10x5 with electric cover completes this beautiful property.

### IN SUMMARY

Rooms : 11  
Bedrooms : 4  
Bathrooms : 2

Swimming pool : yes  
Garage place : 3  
Parking space : 2  
Outbuildings : yes



Fuel



Adsl

**Advantages :** Countryside | Close to amenities

### SERVICES



1st Shops : 5 mn



All shops : 10 mn



Health : 10 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 10 mn



20 mn



20 mn



40 mn



40 mn

### ENERGY INFORMATION

Consommation conventionnelle 125,00 kWh/m<sup>2</sup>.an

Estimation des émissions 37,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

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## DESCRIPTION

Main house:

Ground floor:

Entrance : 7 m<sup>2</sup> cupboards, stone floor

Lounge : 35 m<sup>2</sup> stone floor, open fireplace, in stone .

Laundry: 4 m<sup>2</sup> joined cupboard

Kitchen: 14 m<sup>2</sup> fitted out, open on stay, exposed beam

Stay: 21 m<sup>2</sup> tiles floor, stone wall

Corridor: 8 m<sup>2</sup>

Office: 6 m<sup>2</sup> massive wood floor, dressing room joined by 4 m<sup>2</sup>, joined cupboard

Room 1: 15 m<sup>2</sup> massive wood floor

Shower-room: 10 m<sup>2</sup> stone floor, exposed beams

Toilet: 1 m<sup>2</sup>

Corridor: 17 m<sup>2</sup>

Bedroom 1: 19 m<sup>2</sup>

At the middle-porch: 16 m<sup>2</sup> stone is similar

Room boiler: 5 m<sup>2</sup>

Floor:

Bedroom 2: 15 m<sup>2</sup> massive wood floor

Room adjacent bedroom 2: 9 m<sup>2</sup> massive wood floor

Toilet: 1 m<sup>2</sup>

Bedroom 3: 15 m<sup>2</sup> in suite, big joined cupboard

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

Bedroom 4: 13 m<sup>2</sup> 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 m<sup>2</sup> aces from outdoors and from indoor the house

Outbuildings:

Barn divided into three parts:

Workshop: 42 m<sup>2</sup> possibility of converting attic

Garage 48 m<sup>2</sup>

Small workshop: 16 m<sup>2</sup> with bedroom fitted out in the attic 15 m<sup>2</sup>

Summer kitchen: 25 m<sup>2</sup>

Toilet: 1.6 m<sup>2</sup>

Pool house: 38m<sup>2</sup> opened on the swimming pool

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

Wood shed: 44 m<sup>2</sup>

Are you interested ?



Marie

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