



Ref : 9574PJP

Pretty little farmhouse with views

Area



Habitable : 196 m²



Usable : 484 m²



Land : 3 740 m²

365 000 €

Farmhouse & Mas for sale Lot et Garonne. Charming farmhouse in the Quercy Blanc in the north-west of the Tarn et Garonne consisting of a dwelling house and its outbuildings with view over a lake, not far from all amenities. In a very peaceful location with the possibility to carry out a commercial activity for an additional income. The land is beautifully landscaped with possibility of a swimming pool. Total surface area 3740 m².

IN SUMMARY

Rooms : 5
Bedrooms : 3
Bathrooms : 2

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



Wood and Electric



Adsl

Advantages : Countryside | Nice views

SERVICES



1st Shops : 5 mn



All shops : 10 mn



Health : 30 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 30 mn



30 mn



30 mn



30 mn



75 mn

ENERGY INFORMATION

Consommation conventionnelle 352,00 kWh/m².an

Estimation des émissions 8,00 kg éqCO₂/m².an

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DESCRIPTION

The house:

The floors are in period wood floors sanded and glazed, the joinery is in single-glazed wood and the heating system is wood with a wood stove heating all the living area. All the roofs have been redone.

Covered terrace: 28.27 m².

Entrance : 1,66 m²

Fitted and equipped kitchen: 22,12 m²

Living room : 27,22 m²

Corridor; 3.88 m²

Parental bedroom with cupboards: 13.20 m².

Bedroom 2: 11.66 m²

Bathroom : 6,00 m² Bathtub, washbasin

WC: 1,20 m² with washbasin

Basement:

Guest room: 30.11 m² with water point

Laundry room : 7,16 m²

Cellar : 45,14 m²

Studio : 42,22 m² fitted out as a massage room, possibility of a guest room.

Shower room: 3.78 m² shower, washbasin and WC

Small house

Building on two levels: 88.40 m² to renovate

Garage : 41,10 m²

Barn

Stone barn: 210.37 m² easy to create gîtes.

This property is on a human scale to live in and create a small business.

OUTDOORS :

Park fitted out and neat, with the possibility of installing a swimming pool.

Are you interested ?



Marie

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