



Ref : 9615PJP

Charming farmhouse in the Lot et Garonne region

Area



Habitable : 107 m²



Usable : 522 m²



Land : 1,6 Ha

215 000 €

Property & Domain for sale Lot et Garonne. Charming Quercy stone farmhouse to renovate in the countryside with zero nuisance, situated in the Lot et Garonne region, 25 minutes from Agen. The property has magnificent spacious outbuildings in very good condition, all on a plot of land of 16000 m² with unobstructed views. The advantage of this property is that it can be restored and fitted out to everyone's taste with a lot of potential. Currently we have an oil heating system with a low temperature boiler brand BUDERUS feeding aluminum radiators. The floors are made of original wood, in the living rooms the ceilings are 2.80 to 3 meters high. The attic can be converted regarding the height of the roof structure.

IN SUMMARY

Rooms : 5
Bedrooms : 2
Bathrooms : 1

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

Fuel
Adsl

Advantages : Countryside | Character house

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 25 mn



Elementary : 10 mn

Middle School : 20 mn

High school : 25 mn



25 mn



30 mn



25 mn



75 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWh/m².an
Pas de données

Estimation des émissions 0,00 kg éqCO₂/m².an
Pas de données

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DESCRIPTION

House on two levels built on cellars.

Basement :

Cellar: partly converted into a boiler room: 36.17 m².

On the ground floor:

Typical Quercynois central corridor: 19.69 m².

Kitchen: 31.42 m².

Living room: 21.45 m²

Bedroom 1: 21.55 m² with fireplace

Bedroom 2: 19.12 m².

Bathroom: 4 m².

Stairwell: 4.18 m².

Upstairs :

Convertible attic : 90 m² redone frame.

Beautiful stone barn: 198.60 m² with new roof

Awning: 47.48 m²

Stone shed: 48.78 m².

Open shed: 57.60 m².

Covered bread oven: 26.06 m².

The land of 16000 m² is composed of meadows, a grove with century-old oaks overlooks a spring. The whole in a peaceful place in the countryside with open views.

Are you interested ?



Marie

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