



Ref : 9649CCV

## Domain with stone house and outbuildings on 8 Hectares Lot et Garonne

Area secteur Laroque Timbaut



Habitable : 250 m<sup>2</sup>



Usable : 937 m<sup>2</sup>



Land : 8 Ha

780 000 €

**Luxurious residence for sale Lot et Garonne.** Beautiful property with several outbuildings and a stone house, with dominant views over the countryside, not overlooked, halfway between Villeneuve sur lot and Agen. Entirely renovated with beautiful materials, the property comprises three dwellings: the main house with its swimming pool, the pigeon house with kitchen and two en suite bedrooms, and the guest house or artist's studio. On 8 hectares of land, with a fountain, a well and a pond, water is omnipresent, its old barn, its recent stable and horse riding school are undeniable assets. Close to all amenities. A lot of charm emanates from this domain with a park with hundred-year-old trees.

### IN SUMMARY

Rooms :  
Bedrooms : 6  
Bathrooms : 6

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

Fuel  
 Adsl

**Advantages :** Dependencies | Non-isolated countryside

### SERVICES



1st Shops : 3 mn



All shops : 5 mn



Health : 15 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 15 mn



20 mn



25 mn



20 mn



90 mn

### ENERGY INFORMATION

Consommation conventionnelle 173,00 kWh/m<sup>2</sup>.an

Estimation des émissions 52,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS  
Tel +33 (0)5 65 35 63 32  
contact@maisonsetchateaux.com

## — DESCRIPTION

### MAIN HOUSE

Living room with stone fireplace 79.59 m<sup>2</sup> (79.59 sq ft)

Fitted and equipped kitchen 26.26 m<sup>2</sup> (26.26 m<sup>2</sup>)

Bedroom 1 18,17 m<sup>2</sup>

Bathroom with shower 7,24 m<sup>2</sup>

Dressing room 4,70 m<sup>2</sup>, bathroom with bath and shower

Wc 2,17m<sup>2</sup>

### First floor

Double mezzanine with parquet floor 54,70m<sup>2</sup>.

Bedroom 2. 16,50 m<sup>2</sup>

Shower room 7,97 m<sup>2</sup>

Bedroom 3. 26,94 m<sup>2</sup>

Shower room 4.25 m<sup>2</sup>

Small storage room 2,92 m<sup>2</sup>

### Basement

Laundry room with wc 9,86 m

Boiler room 4.95 m<sup>2</sup>

Corridor 5.85 m<sup>2</sup>

Cellar 8,84 m<sup>2</sup>

Storeroom 13 m

Garage 83.58 m<sup>2</sup>

### OUTBUILDINGS

#### Guest house or workshop

Dining room 21 m

Kitchen 13,56 m<sup>2</sup>

Shower room with WC 5,80 m<sup>2</sup>

Bedroom 12,42 m<sup>2</sup>

Living room 14,63 m<sup>2</sup>

#### Dovecote

Fitted kitchen 18,92 m<sup>2</sup>

Terrace 4,80 m<sup>2</sup>

Bedroom 1. 10,91 m<sup>2</sup>

Shower room 2,47 m

Bedroom 2. with shower room 19,45 m<sup>2</sup>

Stone barn 197,77 m<sup>2</sup> with high ceiling 7,79m  
Old stable under barn

Stable 150 m<sup>2</sup> with 2 boxes, tack room, technical workshop  
Porch or carport 87,50 m<sup>2</sup>  
Swimming pool with chlorine treatment, terrace with wooden gazebo.  
Land 8 hectares, well, pond

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)



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