



Ref : 9719CCV

## Stone house, pigeon house, 4 bedrooms, in the Lot et Garonne countryside

Area secteur Laroque-Timbaut



Habitable : 149 m<sup>2</sup>



Usable : 259 m<sup>2</sup>



Land : 4 050 m<sup>2</sup>

350 000 €

**Farmhouse & Mas for sale Lot et Garonne.** Located between Agen and Villeneuve sur lot, lot et Garonne, in the countryside at less than 10 minutes from the first shops, this stone house with a pigeon loft presents itself as a beautiful family house of 150 m<sup>2</sup> with a recent modern decoration. Immediately habitable, this property has 4 bedrooms with the possibility to make a 5th, a beautiful living room, dining room, a separate fitted kitchen, a n office. A shed and an adjoining room with large windows overlooking the pool. On a plot of 4000m<sup>2</sup>, a beautiful garden with trees surrounds the house and its terraces.

### IN SUMMARY

Rooms :  
Bedrooms : 5  
Bathrooms : 1

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



Heat pump



Adsl

**Advantages :** 4 bedrooms | Countryside

### SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 20 mn



Kindergarten : 10 mn

Elementary : 10 mn

Middle School : 20 mn

High school : 20 mn



30 mn



25 mn



90 mn

### ENERGY INFORMATION



### Maisons & Chateaux

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## DESCRIPTION

The house

Entrance

Kitchen 16m

Toilet 1,78m

Bathroom 7,96m

Bedroom 1: 15,56 m²

Room to be done 13m

Dining room 16m

Living room 17,85m

Adjoining room to the living room 15,30m

Blind room adjoining the living room 12m².

On the first floor,

Bedroom 2: 15,30m² small windows

Dovecote

Bedroom 3: on the ground floor 11,65m².

Bedroom 4: on the first floor 11,44m².

Heating : heat pump

Hangar of 70m², workshop of 40m².

Swimming pool 10x5m

Land 4050m².

Are you interested ?



Marie

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