



Ref : 9791CCV

Old stone farmhouse, renovated, countryside, 5 minutes from town

Area Villeneuve sur Lot



Habitable : 217 m²



Usable : 344 m²



Land : 1,1 Ha

500 000 €

Farmhouse & Mas for sale Lot et Garonne. In a quiet and preserved environment, old renovated and well maintained farm. This property, less than 10 minutes' drive from a town, is composed of a main house, an old tobacco drying shed entirely rehabilitated as a garage, an old stone barn and its dovecote to be renovated. The house has 6 bedrooms, 3 of which have independent access, a living room with fireplace, a kitchen followed by a back kitchen. A mezzanine with office gives access to 3 other bedrooms and bathroom. The whole is very well maintained and very cosy. A large south-facing terrace with a pond overlooking the surrounding countryside, as well as a hectare of land.

IN SUMMARY

Rooms : 10
Bedrooms : 6
Bathrooms : 2

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



Fuel



Adsl

Advantages : Quiet location | Charming

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 7 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 5 mn

High school : 5 mn



5 mn



30 mn



30 mn



30 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 135,00 kWh/m².an

Estimation des émissions 41,00 kg éqCO₂/m².an



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DESCRIPTION

The house

Living and dining room 45 m², fireplace

Kitchen 26 m², fireplace

Back kitchen 20 m²

Mezzanine 15 m²

Small bedroom 10 m²,

Bedroom 11 m²

Bedroom 24m² with access to a small terrace

Bathroom 5,5m².

3 other bedrooms with independent access or by a ladder of 14m², 11m², 18m²

Outbuildings

a former tobacco drying shed garage 69m² Old stone barn 49m² with height

Dovecote 9m².

Oil-fired heating

Are you interested ?



Marie

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