

Restored 4 bedroom stone farmhouse with studio, 2 gites, pool and fabulous views on 3,8 ha.



INFORMATION

Town:	Fumel
Department:	Lot-et-Garonne
Bed:	9
Bath:	6
Floor:	285 m2
Plot Size:	37864 m2

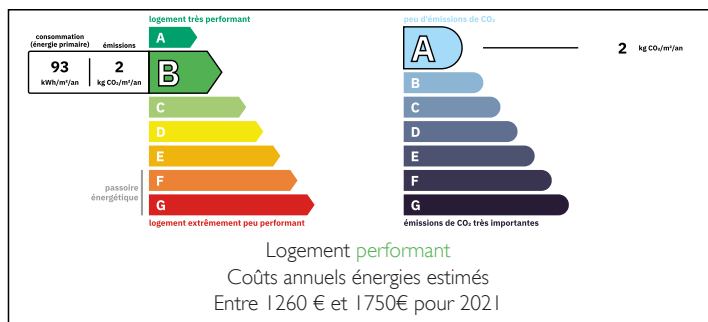


IN BRIEF

Stunning location above the Lot valley for this quality property: a very spacious 4 bed stone farmhouse, 2 gites, a studio, and potential for a 4th rental accommodation. Due to circumstances the property is currently not in activity, but is ready to go !

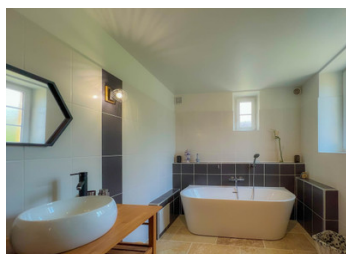
Large garden with swimming pool, boules court, camper car park, orchard and gardens with beautiful views over the valley. Only 4 km from shops, restaurants, etc.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 3300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MAIN HOUSE:

1ST FLOOR:

Covered terrace (20 m²) with central stone stairway down to courtyard

Living/dining room (71 m²) with beams, wood burner and original stone sink

Kitchen (25 m²) newly fitted, with French doors to terrace

Covered terrace (22 m²)

Veranda (24,55 m²) with sliding doors to terrace (17 m²)

Utility room (4,20 m²) with wash basin and WC

Bedroom 1 (39,5 m²)

Dressing (5,65 m²) with bathroom (6 m²) with twin wash basin, walk-in shower

Bedroom 2 (10,9 m²) with en suite bathroom (4,40 m²) with wash basin, shower and WC

GARDEN LEVEL:

Hallway (7,8 m²)

Bedroom 3 (17 m²) with built in wardrobe

Bedroom 4 (14,35 m²) with built in wardrobe

Bathroom (12 m²) with double sink, bath, shower and bidet

WC (2 m²)

The main house benefits from a hybride heath pump (combination of fuel and heath pump), partial underfloor heating and double glazing

GITE 1:

Living room (16 m²)

Kitchen (9 m²)

Bedroom 1 (19,5 m²)

Bedroom 2 (12 m²)

Bathroom (4 m²) with sink and shower

WC

Hallway (3 m²)

Covered terrace (18 m²)

GITE 2:

Living room (25 m²)

Kitchen (9 m²)

Bedroom 1 (14 m²)

Bedroom 2 (15 m²)