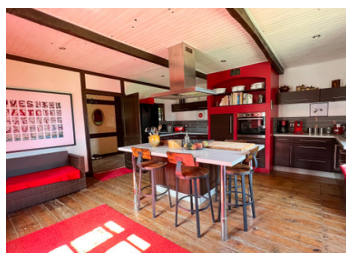


Attractive 19th Century farm house with separate 4 bedroom house, stone outbuildings and 17692m grounds



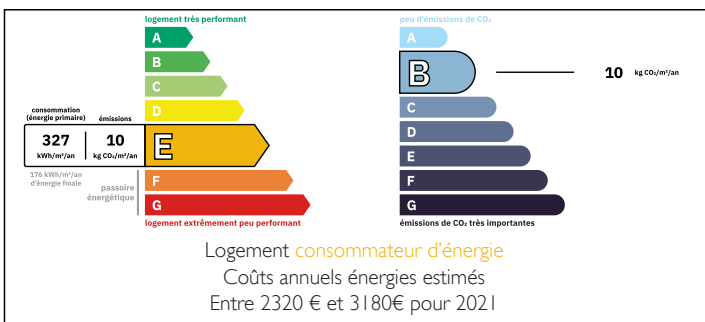
## INFORMATION

Town:	La Sauvetat-du-Dropt
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	221 m2
Plot Size:	17692 m2

## IN BRIEF

Situated only 7km away from Eymet a very interesting property. The old farmhouse recently renovated to create a characterful home with entrance, modern kitchen, sitting room and on the first floor a bedroom and bathroom – exposed beams and stonework throughout. Whilst the 2nd house, built in the 60s , offers spacious accommodation with 4 bedrooms. Further stone outbuildings give you the possibility to extend the property if desired. Grounds with fruit trees.

## 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.



## DESCRIPTION

### THE FARMHOUSE (108 m<sup>2</sup>)

Entrance Hall (10.05 m<sup>2</sup>) with tiled floor

Kitchen (26 m<sup>2</sup>) Modern Kitchen with wooden floor

Sitting Room (27.15 m<sup>2</sup>) with the original terracotta tiled floor, fireplace with a woodburning stove, exposed stone wall and beamed ceiling

Stairs to First Floor

Landing (6.61 m<sup>2</sup>)

Bedroom (19.80 m<sup>2</sup>) Beamed ceiling

Bathroom (18.39 m<sup>2</sup>) with bath, toilet, handbasin, shower and dressing room

### ATTACHED BARN (108.62 m<sup>2</sup>)

This large barn is attached to the old farmhouse and has just had the floor concreted, a large glass door installed. The barn is ready to be converted into further accommodation – either independent or to extend the farmhouse.

### CHAI / STUDIO (36.24 m<sup>2</sup>)

Currently used as an office with electricity and cold running water and toilet

### LARGE TOBACCO BARN

Further stone outbuildings/potting sheds

### THE SECOND HOUSE (113 m<sup>2</sup>) Built in the 60s

Entrance (5.10 m<sup>2</sup>) open onto the kitchen and sitting room

Kitchen (15.70 m<sup>2</sup>)

Sitting Room (15.47 m<sup>2</sup>) with woodburning stove

Dining Room (10.44 m<sup>2</sup>)

Toilet (1.87 m<sup>2</sup>) with handbasin

### FIRST FLOOR with wooden floor

Landing (4.12 m<sup>2</sup>)

Bedroom 1 (14.33 m<sup>2</sup>)

Bedroom 2 (11.75 m<sup>2</sup>)

Bedroom 3 (13.82 m<sup>2</sup>)

Bedroom 4 (15.82 m<sup>2</sup>)

Bathroom (5 m<sup>2</sup>) with bath, handbasin, toilet

## LOCAL TAXES

Taxe foncière: 900 EUR

Taxe habitation: EUR

## NOTES