

Peaceful and Tranquil Setting with a View



INFORMATION

Town:	Nérac
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	280 m2
Plot Size:	7325 m2

IN BRIEF

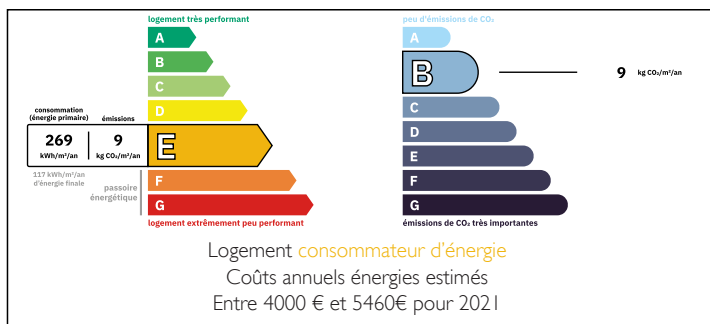
The the outskirts of the beautiful of Nerac in the south west of France you will find this beautiful old stone farmhouse nestled in peaceful area and surrounded by greenery and century old trees.

This property has lots to offer in terms of space, outer buildings, a couples ponds that is fed by the natural spring water in the property. Beautiful well maintained land with flowers and trees some quiet old.

With the outbuilding a great possibility to have gites or chambres d'hôtes

It is a property that must not be missed.

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: 1400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Come and behold this new property on the market which has lots to offer, views of the fields and on a beautiful piece of land.

Built in the 9th century this beautiful stone house offers approximately 280 sqm of living space and more than 7300sqm of land, 2 ponds and a small lake of 300sqm which are all fed by the spring.

The property whilst offering all the charm of the old also offers modern comforts, there will be decorating to be done but a great potential all round.

Interested read on!

The ground floor offers:

The entrance hall : 15sqm

The living area with a bar : 78sqm

Kitchen with a lovely fireplace : 35sqm

A utility room with shower and toilet : 15sqm

A bedroom that is used as an office : 18sqm

The upper floor offers :

Mezzanine : 35sqm

Bedroom : 15sqm

Bedroom : 25sqm

Bedroom : 20sqm

Bathroom : 12sqm

Toilet : 1.5sqm

The attic : 75sqm

The outside :

2 terraces one towards the back of the living area 20sqm and the other in the front with a lovely tree giving off shade the summer afternoons : 30sqm

The garage : 70sqm

The chai : 100sqm

The barn : 75sqm

A brick cabin : 12sqm

There is also a stone pigpen and a stone BBQ

There are 2 ponds, a small lake and a spring, lots of