

Farmhouse with barn and dovecote, approximately 5 hectares of irrigable land.



INFORMATION

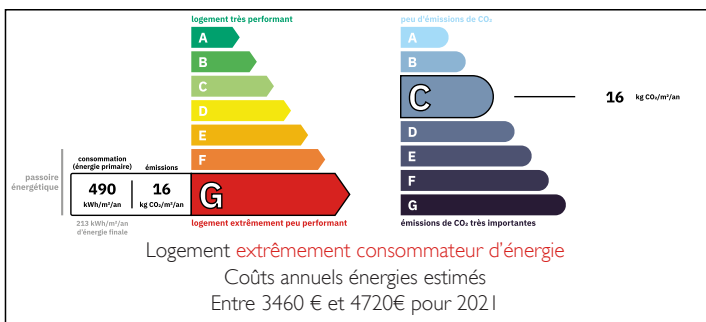
Town:	Pinel-Hauterive
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	94 m2
Plot Size:	50000 m2

IN BRIEF

Discover this charming farmhouse full of character, set in the heart of the countryside on 5 hectares of irrigated land. This rare property comprises a main house, a large barn of over 200 m² and an adjoining dovecote offering unique potential for extension.



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

Main features of the house

Layout:

Ground floor: entrance hall, kitchen with fireplace, cosy sitting room, shower room and toilet.

First floor: two bright bedrooms.

Possibility of extension: dovecote directly accessible from the house.

Electric heating

Outbuildings:

Barn: over 200 m², with its two 100 m² canopies, ideal for storage, a workshop or conversion into a second home.

Dovecote: adjoining the house, perfect for an extension or unusual project.

Land suitable for irrigation: well and hydrant.

3 km from amenities, schools, shops, etc.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES