

Charming stone farm house with renovated barn in a peaceful location & with wonderful views

EXCLUSIVE



INFORMATION

Town:	Tombebœuf
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	147 m2
Plot Size:	3542 m2



IN BRIEF

Escape to the countryside with this character-filled stone farmhouse and converted barn, offering rustic charm and endless potential. Set in a peaceful location with wonderful views, this property is perfect for those seeking a rural retreat.

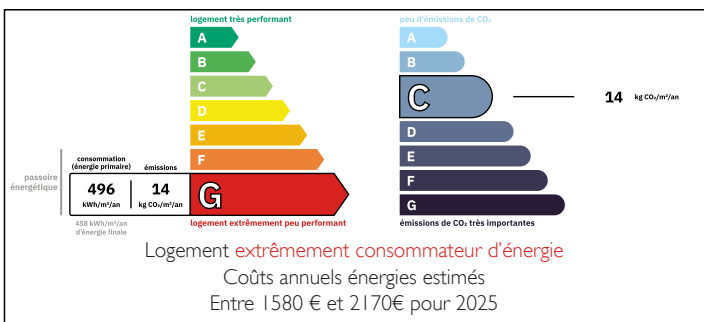
The farmhouse includes an open lounge & diner featuring a cozy wood burner, separate kitchen, 2 bedrooms & a bathroom. The property would benefit from updating & heating – a great renovation opportunity!

The converted barn consists of an open-plan lounge, diner & kitchen making a spacious and versatile space. There are 2 bedrooms & a bathroom.

Enjoying uninterrupted views in tranquil surroundings, this property would be an ideal family home, holiday home or business opportunity.

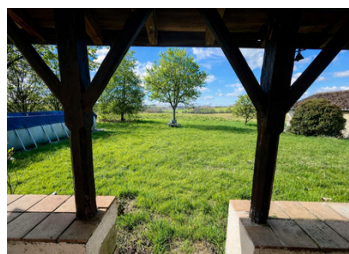
5 minutes to the village of Tombebœuf with it's amenities and popular golf course, it is a 30 min drive to Marmande with high-speed train links and less than an...

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

House

Entrance (approx 15m2)

- Tiled floor

Kitchen (approx 5.65m2)

- Doors to terrace

Cupboards sink, oven, dishwasher

Lounge / Diner (approx 23.8m2)

- Wood burner

- Tiled floor & wooden beams

Bedroom 1 (approx 13m2)

- Doors to garden & tiled floor

Bedroom 2 (approx 8.8m2)

- Tiled floor

Bathroom (approx 4.3m2)

- Wash hand basin, bath, WC, bidet

- Tiled floor

Hallway (approx .5m2)

- Tiled floor

Barn

Lounge / Diner / Kitchen (approx 40m2)

- Tiled floor, French doors to garden

Bedroom 1 (approx 9.8m2)

Bedroom 2 (approx 12.4m2)

Bathroom (approx 9.3m2)

- Wash hand basin, bath, WC, bidet

Garage (approx 18m2)

Garden

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