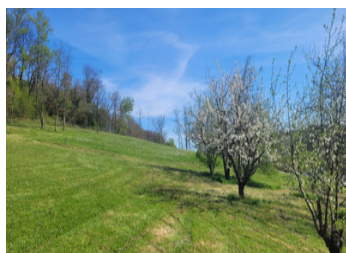


Gorgeous farmhouse with stunning 360 views, stable and 3.4 hectares of land - Ideal for horse lovers!

EXCLUSIVE



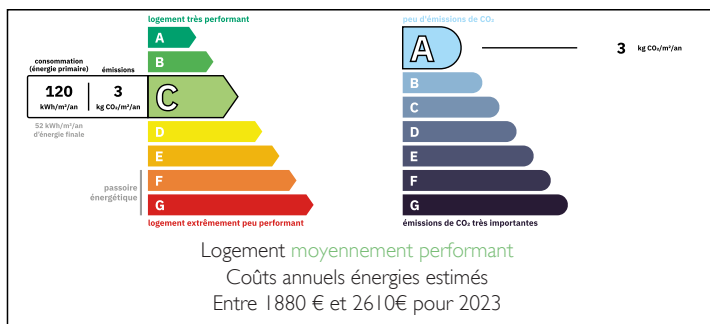
INFORMATION

Town:	Galapian
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	205 m2
Plot Size:	30440 m2

IN BRIEF

Traditional farmhouse in an elevated position with with gorgeous garden, stunning 360° views, land and stable. Situated in the village of Galapian halfway between Bordeaux and Toulouse in the rolling hills of the Lot et Garonne.

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: 1667 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground Floor

Massive lounge with mezzanine and open fireplace with patio doors overlooking the garden and traditional terracotta tiles

Large dining room with open fireplace

Fully equipped kitchen

Pantry

Bedroom I

Bathroom

Seperate WC

Billiards room

Large attic area (renovation possible)

Workshop

1st Floor

Office area on the mezzanine overlooking the lounge

3 bedrooms

Bathroom and seperate WC

Exterior

3,44H of land including a large field suitable for horses, a walnut orchard and a stable. There is also an agricultural water point and a well.

Covered parking area

Small stone house used for preparing and storing walnuts which could be renovated to provide additional accomodation.

Air source heat pump and aircon in the lounge.

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