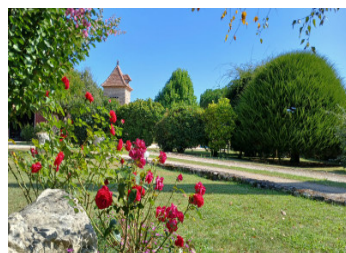


Fully renovated farmhouse covering over 5,000 m² with swimming pool, 10 minutes from the A62 motorway.



INFORMATION

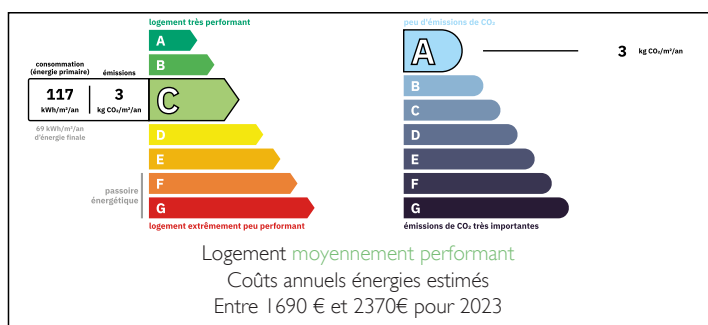
Town:	Bourran
Department:	Lot-et-Garonne
Bed:	7
Bath:	3
Floor:	290 m ²
Plot Size:	5000 m ²



IN BRIEF

Located just a few minutes from an A62 motorway junction, this former farmhouse has been tastefully restored and comprises a main house with a separate guest room, a drying room used as a garage and workshop, a swimming pool and pool house. The property is set on a plot of over 5,000 m² with two wells.

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 main house has retained all its charm and comprises: entrance hall, vestibule with old troughs, toilet, recently fitted kitchen opening onto the dining room, utility room, lounge with fireplace, master bedroom suite. On the first floor: landing, three bedrooms, shower room and toilet. On the second floor: games room and bedroom. A separate guest room with its own shower room, toilet and lounge complete the living area of this property.

The garden is very wooded with an integrated watering system and the possibility of creating a vegetable garden.

The pool area is very pleasant as it is not overlooked and is surrounded by trees. The pool house is unusual as it is in an old outbuilding with a dovecote. The drying room is a good size and can accommodate several cars or a motorhome.

LOCAL TAXES

Taxe foncière: 3521 EUR

Taxe habitation: EUR

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

NOTES