

Close to the village, old farmhouse comprising main house, barn, and drying shed on over 8,400 square meters.



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Calonges            |
| Department: | Lot-et-Garonne      |
| Bed:        | 2                   |
| Bath:       | 1                   |
| Floor:      | 132 m <sup>2</sup>  |
| Plot Size:  | 8422 m <sup>2</sup> |

## IN BRIEF

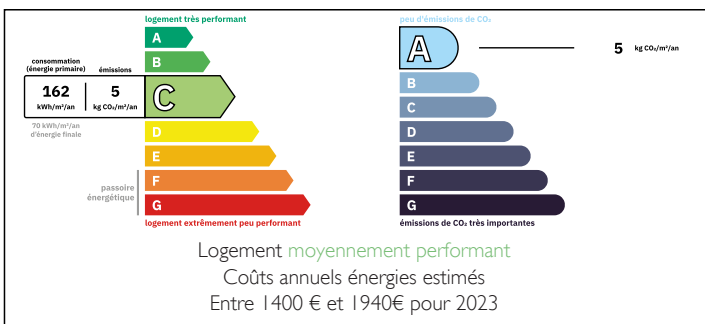
Old farmhouse with great potential near Calonges. Just two minutes from the center of Calonges, discover this old farmhouse full of potential. This unique property is ideal for a country lifestyle, agricultural activity, or other project.

The single-story house welcomes you with a large, bright veranda, a cozy living room, and an open-plan kitchen. It has two bedrooms, a bathroom adapted for people with reduced mobility, and a separate toilet. A utility room provides direct access to the garage and an adjoining barn. The upper floor of the house offers a fully convertible attic, ideal for creating new living spaces.

The property also includes a large shed of over 375 m<sup>2</sup> and a drying room of over 120 m<sup>2</sup>, offering multiple possibilities.

The land of over 8,400 m<sup>2</sup> surrounds the property and features a well that supplies the house. It is possible...

## 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

This property offers numerous advantages:

- Recent double glazing, some windows with solar roller shutters
- Heat pump heating
- New, very bright kitchen
- Fibre optic broadband
- Electricity throughout the property: main house, drying room, barn and shed
- New, compliant sanitation system: micro station
- Water from the well supplies the entire house, but there is also a connection to the mains water supply.

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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