

Near TONNEINS, in the countryside, old stone farmhouse in a secluded location with no neighbours and views.



## INFORMATION

<b>Town:</b>	<b>Brugnac</b>
<b>Department:</b>	<b>Lot-et-Garonne</b>
<b>Bed:</b>	<b>3</b>
<b>Bath:</b>	<b>2</b>
<b>Floor:</b>	<b>125 m2</b>
<b>Plot Size:</b>	<b>3700 m2</b>

## IN BRIEF

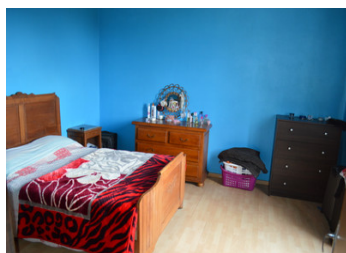
Discover the unique potential of this old stone farmhouse, a real gem located in the heart of the countryside yet only a few minutes from the centre of Tonneins.

This charming single-storey house offers a comfortable and bright living space. It comprises an entrance hall, a large kitchen-diner and a spacious, light-filled living room with stunning views of the surrounding countryside.

The sleeping area comprises three spacious bedrooms and a study. Two bathrooms (one with a bath, the other with a shower and WC) complete the interior layout.

The property also features a barn and a garage with a pit for mechanics enthusiasts, all secured by an electric gate.

The wooded garden is a real asset: it is full of fruit trees and has a well that supplies the house, adding a touch of authenticity and ecology to this unique place.



## ENERGY - DPE

DPE not required.

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 house comprises:

- An entrance hall of 4.6m<sup>2</sup>
- A kitchen of 18.6m<sup>2</sup>
- A living room of 23.5m<sup>2</sup>
- A shower room with WC of 3.95m<sup>2</sup>
- A bedroom of 16.3m<sup>2</sup>
- A bedroom of 18.3m<sup>2</sup>
- A study of 5.9m<sup>2</sup>
- A bathroom with WC (6.5 m<sup>2</sup>)
- A bedroom (16.2 m<sup>2</sup>)

The outbuildings comprise:

- The barn: 92 m<sup>2</sup>
- The garage: 28 m<sup>2</sup>

The property has fibre optic broadband and is protected by an alarm system.

Heating is provided by an open fireplace.

The house is supplied with water from a well.

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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 foncière: 530 EUR**

**Taxe habitation: EUR**

## NOTES