

For renovation enthusiasts, a house in ruins in the countryside but not isolated. 3.3 hectares of land.

EXCLUSIVE



INFORMATION

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|-------------|----------------|
| Town: | Calonges |
| Department: | Lot-et-Garonne |
| Bed: | 2 |
| Bath: | 0 |
| Floor: | 95 m2 |
| Plot Size: | 33000 m2 |

IN BRIEF

Seize this rare opportunity for renovation enthusiasts and agriculture lovers!

Located just a few minutes from Calonges and Mas d'Agenais, discover this property just waiting to be transformed. It's the perfect challenge for those who dream of creating their own customised living space. The house is built of stone and brick and offers nearly 95 m² of living space (a great base for a two-storey development or a spacious single-storey layout). Extensive renovation work is required.

Water and electricity are nearby, but you will be responsible for connecting the services.

The land has an exceptional area of over 3.3 hectares.

The soil is loamy, known to be ideal for all types of agricultural planting (market gardening, orchards, crops, etc.). A major asset for any self-sufficiency or professional project. This property is in need of complete renovation.

A planning permission application is currently being



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 property has a potential area of 95 m²:

- An adjoining shed measuring 114 m²
 - A kitchen with a fireplace measuring 24 m²
 - A living room measuring 31 m²
 - One bedroom measuring 16 m²
 - One bedroom measuring 24 m²
- and an attic measuring 107 m²

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