

Charming farmhouse with seperate apartment, pool, large garden and outbuildings in a rural setting.



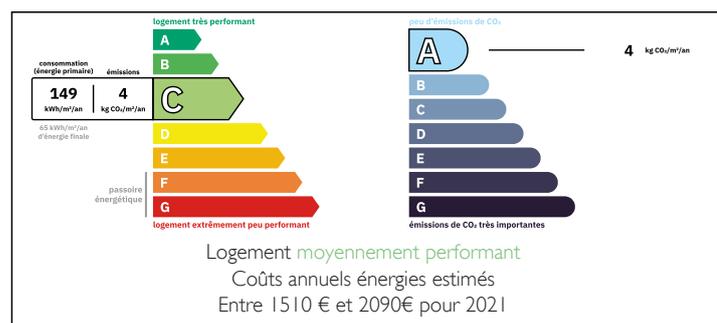
INFORMATION

Town:	Cours-les-Bains
Department:	Gironde
Bed:	6
Bath:	3
Floor:	249 m ²
Plot Size:	6649 m ²

IN BRIEF

Nestled in the tranquil countryside of the Lot et Garonne, this farmhouse blends rustic charm with modern comfort. It also has a seperate apartment. Located a small hamlet 10 minutes from the pretty spa town of Casteljalous. This property offers the perfect combination of character, space and green open spaces, with the address bonus of additional rental income from the apartment which could used as a gîte.

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

Exposed stone walls and original beams this converted farmhouse offers good sized family accomodation.

Main House - Ground Floor

Entrance

Laundry room

WC

Fully fitted kitchen with colombage beams seperating the kitchen from the open plan lounge diner with double height ceiling and patio doors out to the garden.

Lounge/diner with open fireplace.

2 bedrooms

Bathroom

WC

1st Floor

Mezannine area

2 bedrooms

Shower room

Appartment

Open plan kitchen and lounge

2 bedrooms

Shower room

WC

Covered patio and seperate garden area.

Outside

Patio and pool with surrounding patio area, 2 large outbuildings and large enclosed garden with gates.

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