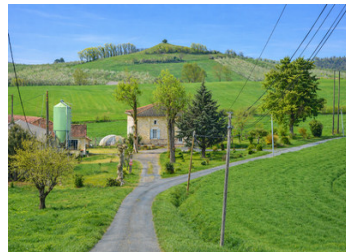


This farmhouse offers great potential, comprising a stone house, outbuildings and agricultural land

EXCLUSIVE



INFORMATION

Town:	Beaugas
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	64000 m2

IN BRIEF

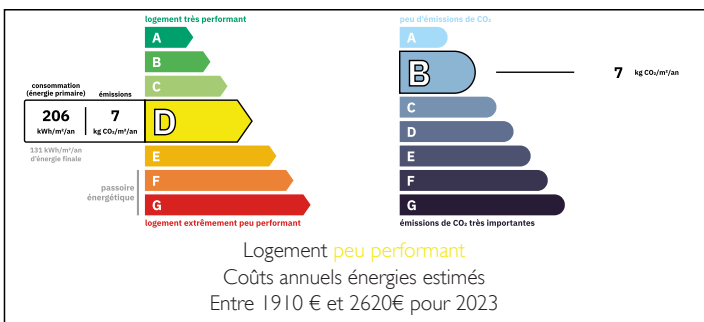
A haven of peace: Stone farmhouse on 6 hectares

Just 35 km from Bergerac Airport and 20 minutes from Villeneuve-sur-Lot, discover this authentic farmhouse nestled in the heart of unspoilt countryside. Set on over 6 hectares of contiguous land, this property offers rare potential for agricultural, equestrian or holiday let ventures.

The single-storey farmhouse, built from local stone, comprises an entrance hall, a cosy living room with a fireplace, a separate kitchen, three bedrooms, a bathroom and a toilet. The convertible attic space offers the potential to significantly increase the living area.

The grounds feature two imposing barns, including a garage and workshop. A major advantage: water self-sufficiency is ensured by a pond fed by two springs and a working well spread across the estate.

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 stone house comprises:

- A 7m² entrance hall
- An 18m² kitchen
- A 37m² living room with a built-in fireplace and heat distributor
- A 12.5m² bedroom
- A 12.32m² bedroom
- A 13.76m² bedroom
- A full bathroom of 7.55m²
- A toilet
- A cellar of 50m²
- A convertible attic of 130m²

Outbuildings:

- A 410m² barn
- A 390m² barn
- A 42m² garage with a kitchenette
- A 3.90m² utility room (not suitable for use)
- A 30m² workshop
- A second 135m² garage (suitable for a motorhome)

The roof is tiled

The windows are double-glazed and the shutters are wooden

Heating is provided by a fireplace insert and electric convector heaters

Hot water is supplied by a storage water heater

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

LOCAL TAXES

Taxe foncière: **847 EUR**

Taxe habitation: **EUR**

NOTES