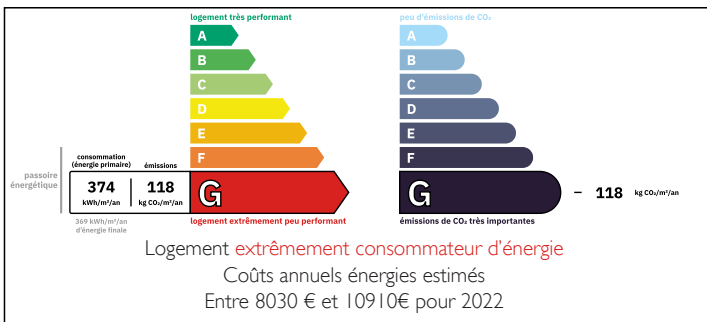


Old farmhouse to renovate



ENERGY - DPE



INFORMATION

Town:	Pineuilh
Department:	Gironde
Bed:	4
Bath:	2
Floor:	164 m ²
Plot Size:	29307 m ²

IN BRIEF

This former farmhouse with outbuildings, set on nearly 3 hectares, offers significant renovation potential. Located in a rural setting near Sainte-Foy-la-Grande and its amenities, this characterful old farmhouse will appeal to those who appreciate stone, authenticity, and renovation projects.

The main house offers approximately 165 m² of living space and comprises, on the ground floor, a kitchen, a dining room with a fireplace, a bathroom, a toilet, a boiler room, and an adjoining studio. Upstairs, four bedrooms and an attic complete the living area.

The property also benefits from numerous attached and detached outbuildings totaling over 300 m². This complex offers great potential for a family project, equestrian activities, gîtes, etc., on a plot of approximately 29,000 m².

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

Ground floor:

Kitchen: 20.30 m²

Dining room: 20.50 m²

Bathroom: 8.20 m²

Boiler room: 5 m²

WC: 2.20 m²

Studio: 27.50 m²

Studio shower room: 3.50 m²

First floor:

Landing/hallway: 11 m²

Bedroom 1: 21 m²

Bedroom 2: 17 m²

Bedroom 3: 12.50 m²

Bedroom 4: 15.50 m²

Attic

Outbuildings:

Wine cellar attached to the house: 77 m²

Pig pen attached to the house: 14 m²

Second pig pen with watering hole: 10 m²

Stable attached to the house: 35 m² m²

Attached tobacco barn: 70 m²

Detached tobacco barn: 90 m²

Outbuilding with well: 15 m²

Detached chicken coop

Total area of outbuildings: 311 m²

NOTES

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