LEGGETT IMMOBILIER INTERNATIONAL

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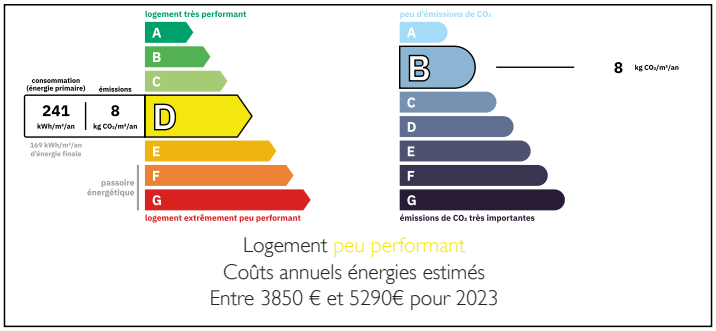
Ref: A46412STR47 Price: 214 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (198 500 EUR without fees)

A charming 19th-century farmhouse – A delightful property with a barn, dovecote, woodland and meadows

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3850 € et 5290€ pour 2023

INFORMATION

Town:	Saint-Pastour
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	216 m2
Plot Size:	29150 m2

IN BRIEF

Just a 10-minute walk from a village with a restaurant, discover this authentic 19th-century French farmhouse, which has been extended with a more recent addition, nestled in the heart of an exceptional setting. With no busy roads, no noise pollution and no neighbours directly opposite, this property offers a true haven of peace whilst remaining easily accessible.

Set on extensive grounds comprising meadows, woodland, an orchard, an organically cultivated vegetable garden and a well supplying the garden, this property will appeal to nature lovers, horse enthusiasts and those with plans for farming, livestock rearing or permaculture.

The current owners have carried out significant improvement works since 2018, including the re-roofing of the house and barn, the installation of a heat pump central heating system, the fitting of a

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.

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NOTES

DESCRIPTION

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The current owners have carried out significant improvement works since 2018, including the re-roofing of the house and barn, the installation of a heat pump central heating system, the fitting of a damp barrier, the refurbishment of several floors, and the treatment of the roof timbers and woodwork. There is a swimming pool on site, which can be brought back into use as you wish.

The house

From the moment you step inside, the charm of the old building is evident, with its traditional tiles, generous proportions and warm atmosphere.

The spacious and light-filled living room features a wood-burning stove, ideal for winter evenings. An adjoining shower room makes it easy to envisage creating a separate living area or a guest suite for entertaining family and friends.

The family kitchen, bathed in light thanks to its two large double-glazed windows, offers a lovely living space and convenient access to the other rooms in the...