

FOR SALE

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0033 (0) 7.60.85.21.76



LOMAGNE PROPERTIES



8



5



2.9 h



275m2



YES



Ref : 85350

€ 798 000

Agency fees included and paid by vendor

Stone house, Gites, Yurt & Pool in Hamlet setting

Charm and authenticity are the key words for this gorgeous, out-of-the-way, hidden in the woods property. Three completely separate dwellings, all equipped to be year-round homes, set in a large garden of trees and lawns will totally seduce. Situated in a small hamlet, the property has neighbours, but also complete privacy. It would work as a large family home or as business premises. It is perfect for those wanting to escape the rat race. A swimming pool, a ready erected yurt in excellent condition, a well that feeds the houses, and multiple terraces and balconies also feature. At 3 mins to small village with amenities, this is a little piece of heaven.

Sewage system – new ecological septic system

Heating – gas & wood

Taxe Foncière – 2149€ pa

Distance airport – 1hr 10 minutes

Basic amenities – 2kms

DPE/GES – E 325/E 55

- **Very quiet position but not isolated**
- **Pool**
- **Two beautiful gîtes and a yurt**
- **Balcony and terraces with views**
- **Business opportunity**

Location: Situated in the Lot-et-Garonne (47), Toulouse International Airport at 70 mins. Agen TGV line to Bordeaux and Paris at 35 mins.

Access: In a small hamlet, with no vis-à-vis, surrounded by trees and nature. Easy access to the house

Habitable space: Total 275 m² over the three properties

Main house ground floor

- Entrance hall (10m²) – terracotta tiles, WC and access to covered terrace
- Salon (40m²) – Woodburning stove, access to balcony of 25m², tomette tiles, stone wall
- Kitchen (10m²) – modernisation may be required
- Bedroom (24m²) – parquet floor, en-suite shower room
- Shower room (6,5m²) – shower, sink, WC
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Main house garden level

- Bedroom (13m²) – wooden floors
- Bedroom (12,5m²) – with sink, wooden floors
- Bureau/Bedroom (11m²)
- Shower room (3m²) – shower and sink
- Separate WC (1,5m²)

Gîte 1

- Salon (23m²) – with old bread oven, tiled floor
- Kitchen (16,5m²) – fitted, access to private terrace
- Bedroom (18m²) – with sink and shower
- Bedroom (11m²) – with en-suite shower and sink (8m²)
- Separate WC

Gîte 2

- Open plan kitchen and living area (40m²) – fitted kitchen, access to terrace with view, wood burner and terracotta tiles
- Bedroom (24m²) – children’s dormitory, sisal floor
- Bedroom (10m²) – sisal floor
- Bathroom (10m²) – bath, shower, sink, WC

Exterior:

- Two wells that provide water for the houses
- 50m² Yurt in excellent condition
- Swimming pool – hard shell construction, new pump, salt water.
- Outside shower
- Roof in good condition
- Wood double glazing throughout
- 2,9 h of garden including woods.

Additional info:

- DPE E 325/E 55
- Gas central heating plus wood burners
- Phyto purification system which conforms to regs.
- Good presentation and good condition throughout
- Revenue generating.



Comments: Our properties have been carefully selected for their location, character and charm. A house is sold unfurnished unless mentioned in the description. Agency fees payable by the seller. All measurements and distances are approximate. Information on the risks to which this property is exposed is available on the Georisques website. Non contractual document.

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Main house Ground Floor



Main house Garden Level

