

FOR SALE

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LOMAGNE PROPERTIES



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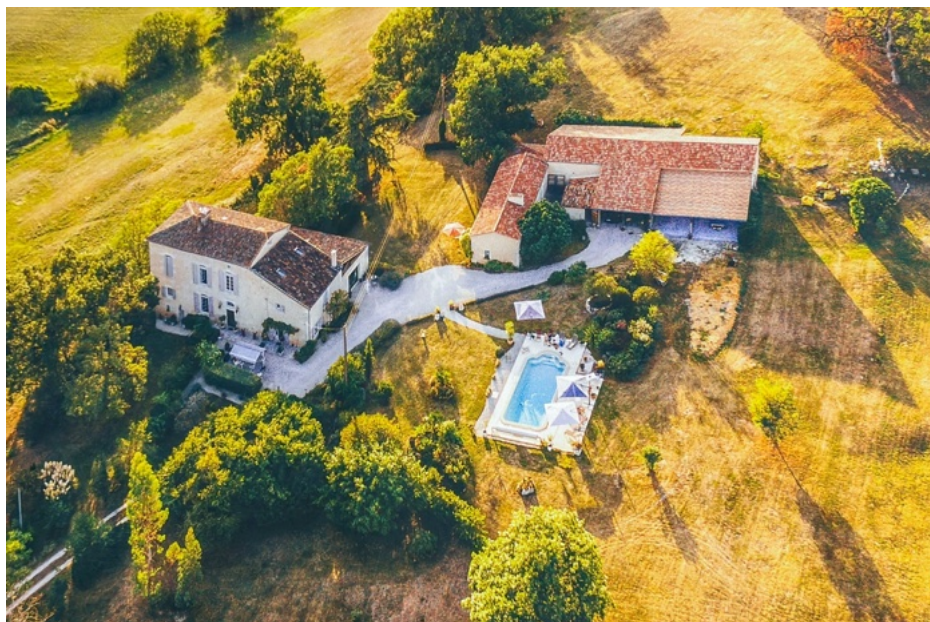
26 Ha



285 m2



YES



Ref : 92030

€ 949,000

Agency fees included and paid by vendor

Beautiful Country Property set on 26 hectares

Lomagne Properties offers this amazing country property set in a peaceful location, in the center of its own 26 hectares. Approached via a private drive, flanked by a pound parkland garden and meadows. The main house offers a comfortable three bed ensuite family home with pleasant modern dining kitchen and two cosy and bright lounges, with amazing fireplace. The outbuildings give opportunities for all kinds of hobbies, from cars, crafts, keeping animals or hosting guests. The swimming pool, outdoor terraces and converted attached barn (multi-use) make this a spacious home where everyone finds their place. A very enjoyable and peaceful property.

Sewerage – septic tank

Heating – heat exchange pump, gaz

Taxes Foncière – 1456 euros annuel

Distance airport – 1h30 (TLS)

Basic amenities – 9 minutes

DPE /GES– 264 E /15 C

- **Private drive and views in all directions**
- **Very maintained property**
- **Spacious outbuildings for multiple use**
- **Private setting on 26 hectares of land**

Location : South West of France in the Gers, 10 minutes from village with all amenities. TGV train station in Agen at 30 mins and Toulouse Blagnac at 1hr 35.

Access: Accessed by a long drive off a country road and surrounded by its own land. One neighbour but not close.

Layout: Total 285 m²

Interieur :

Ground floor

- entrance hall - 14.90 m²
- living room - 31.70 m² - oak parquet floor
- kitchen and dining room - 51 m² - fitted - fireplace with wood burner -
- reception or dining room - - 34.80 m² - large stone fireplace - ceiling height 3.8m
- shower room - 5 m² - washbasin – shower - laundry
- separate WC

First floor:

- bedroom 1 - 39.50 m² - old fireplace - cupboard + shower room with WC
- study - 9.90 m²
- bedroom 2 - 33 m² - old fireplace + dressing room + shower room - shower washbasin wc
- bedroom 3 - 55.80 m² + shower room - shower, washbasin, wc + mezzanine

Outbuildings:

- 83.40 m² converted barn - boiler room – in use as storage for special cars – also used for parties
- 130,50 m² - old stables - garage with workshop + identical 1st floor area
- 53.90 m² and 32,50 m² - carport
- 19,30 m² room + machinery swimming pool

Longere:

- room with old fireplace and sink in stone
- 9,20 m² room 2
- 15,20 m² room 3
- room 4
- 25,30 m² covered terrace - sand on the ground
- 81 m² large courtyard - sand floor

Exterior:

- Fibre glass swimming pool 10 x 4m, chlorine
- Roof in very good condition
- Septic tank (non-compliant)
- Terrain of 26 hectare (260.000 m²) = 64 acres

Additional info:

- Taxe foncière: 1456 euros pa
- Double glazing – wooden windows
- Central heating heat exchange pump and gas as a complement
- DPE /GES– 264 E /15 C
- 107 m² grenier
- 34 m² wine cellar
- 32 m² cellar



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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MAISON PRICIPALE



DEPENDANCES

