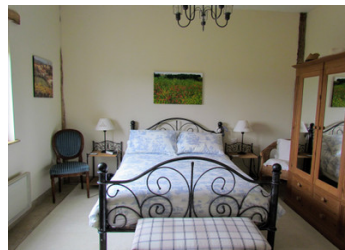


****NOW UNDER OFFER**** stone farmhouse with 3 bedrooms and 2 bathrooms and enormous barn to renovate.



INFORMATION

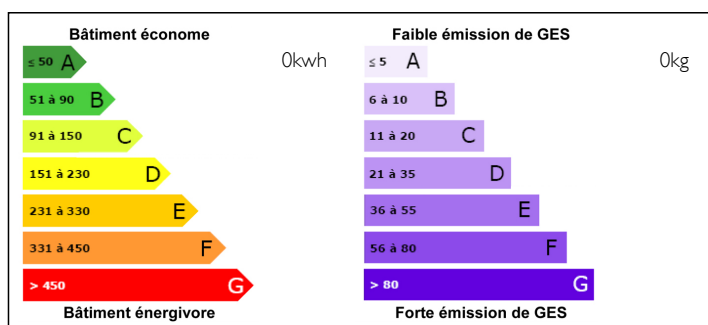
Town:	Saint-Barthélemy-d'Agenais
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	4000 m2



IN BRIEF

Situated midway between the villages of Saint Barthélemy d'Agenais and Seyches with views of the rolling countryside. 3km each way to a doctors and pharmacy and tabac, mini supermarket, 3 restaurants, bar bistro, bakers, garage, hairdressers - 10km to Tombeboeuf with its 9 hole golf course The Bastide. 9km of Miramont-de-Guyenne, with weekly market, large supermarkets shops and restaurants

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.



LOCAL TAXES

Taxe foncière: 525 EUR

NOTES

DESCRIPTION

If you're looking for a holiday home or a permanent home and would like to live in a renovated pretty stone 3 bedrooms 2 baths farmhouse. Perhaps you are looking to expand with a project of converting the barn into a fabulous home or Gîte. This is the property which everyone is searching for, it has it all in abundance! Fabulous old stones, with dining area under shelter with the covered terrace with stunning views, a large garden and the beautiful barn to renovate with fabulous oak beams, the property comprises:-

MAIN FARMHOUSE- (~110m2 habitable) SINGLE STORY

- **ENTRANCE PORCH (~17m2)** With double glazed picture sliding windows and door leading into both the kitchen and living rooms
- **KITCHEN (~11.30m2)**, beautifully fully fitted units, with quality appliances, door leading to the hall and a door leading to the garden
- **LIVING ROOM (~22.30m2)** with wood burning stove and doors leading to bedroom, hall and door leading to Barn to renovate if
- **HALL (~6.12m2)** with doors to: toilet, Bathroom, bedroom and kitchen
- **TOILET (~1.50m2)**,
- **BATHROOM (~3.90m2)** with corner shower and vanity basin, heated towel rail
- **BEDROOM 1 (~13.54m2)** beautiful, light and airy room with window to side elevation
- **ENSUITE (~3.00m2)** with shower and vanity basin, WC heated towel rail
- **BEDROOM 2 (~16m2)**
- **BEDROOM 3 (~11.90m2)** accessed through bedroom 2 or via separate door from the entrance porch

HUGE STONE AND BEAMED BARN TO RENOVATE (~156m2 including)

- Stone and Beamed Barn to renovate, this would make a fabulous house or Gîtes, this is made up of 3 sections...