

A charming stone-built Gascon farmhouse on a large plot.

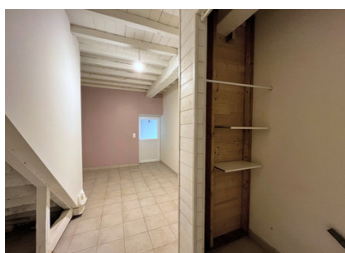


INFORMATION

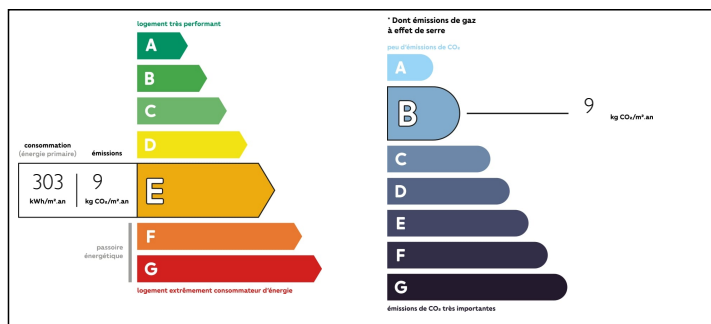
Town:	Casteljaloux
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	112 m2
Plot Size:	2876 m2

IN BRIEF

You will be charmed by this single storey, stone farmhouse with its terracotta tiles, high ceilings and original wooden beams. Only minutes away from the touristic town of Casteljaloux and 1hr from Bordeaux, this farm has a great potential. There is also the possibility to buy a tobacco barn(that can be renovated for gites) with more land. The house offers : living area with kitchen (with a fireplace with insert), 3 bedrooms, bathroom, toilet, laundry room, an attic that can be converted for more space. Outside area a carport, a garage(54m2), covered terrace and a well. The 2876m2 of land is fully fenced. Great potential! Come and be charmed!



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.



DESCRIPTION

This lovely Gascon farmhouse built in the mid 1800s offers:

Living area with kitchen - 34m²

Bedroom - 17.57m²

Bedroom - 21.69m²

Bedroom - 14.64m²

Bathroom - 4.35m²

Toilet - 2m²

Laundry room - 13m²

Covered terrace - 11.4m X 3.3m

In the attic possibility to create 2 bedrooms and a bath.

Garage - 54.71m² (great potential to renovate)

Carport - 18m²

A swimming pool can be put in and you have possibly of buying a tobacco barn and more land. The tobacco barn can be renovated into gites, or other if desired.

This is a don't miss property!

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

LOCAL TAXES

Taxe foncière: 300 EUR

NOTES