

Idyllic farm house with 2 gites, stunning garden and views of rolling hills between Tonneins and Casteljalous



INFORMATION

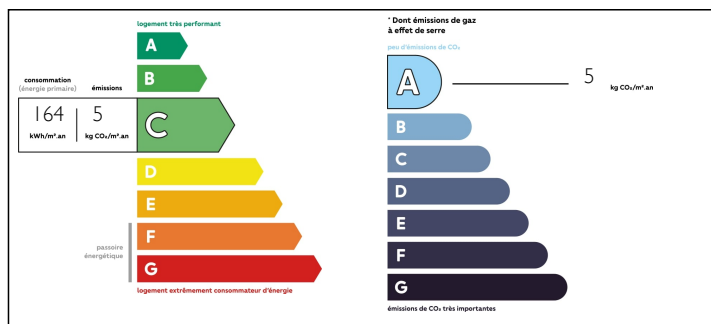
Town:	Tonneins
Department:	Lot-et-Garonne
Bed:	8
Bath:	4
Floor:	342 m2
Plot Size:	4506 m2

IN BRIEF

Lovely fully renovated farmhouse with 5 bedrooms, 2 separate gites attached in a rural location between Tonneins and Casteljalous



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

The house has pretty, well maintained gardens with an automatic watering system. There is a well and 2 large tobacco drying barns and 4,500m² of land. There is also a large covered terrace at the front of the house. Rain water tank 5m³

Main House

Ground Floor

Spacious Kitchen/diner with fully fitted kitchen, patio doors out to the terrasse and fireplace with wood burner. (42m²)

Bathroom with bath and 2 sinks

Separate WC

3 good sized bedrooms (15,16 & 17m²) , 1 with a walk-in wardrobe, all with patio doors out to the garden.

Laundry room (10m²)

First Floor

Spacious lounge with exposed beams and wood floor (42m²)

Large bedroom with terrasse (23m²)

Salle de bain

WC séparé

Large bedroom with views of the garden (19m²)

Covered terrace

Storage room (18m²)

Gite 1 - RDC

Small lounge (13m²)

Kitchen/diner (16m²)

WC

First Floor

Bedroom (15m²)

Bedroom with balcony overlooking the garden (15m²)

Bathroom

Gite 2 - on ground floor level

Enclosed veranda/dining room (19m²)

2 bedrooms (22 and 16m²)

NOTES