

Lovely stone farm property, spacious rooms, outbuildings and lots of land. Peaceful with great views.



## INFORMATION

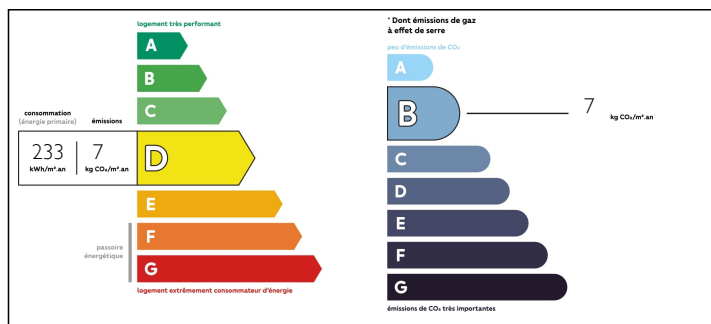
Town:	Castelnau-sur-Gupie
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	184 m2
Plot Size:	830000 m2

## IN BRIEF

Exceptional location for this agricultural property. Currently exploited for sheep breeding, it has 80 hectares composed of meadows, woods, outbuildings and a spacious house. Charm and character for this residence of 185 m<sup>2</sup> of living space and its outbuildings located in the middle of its land. The ground floor consists of an entrance of 16.74 m<sup>2</sup>, a living room of 30.63 m<sup>2</sup>, a kitchen 28.68 m<sup>2</sup>, an office of 15.25 m<sup>2</sup>, as well as two bedrooms of 27.37 m<sup>2</sup> and 12 .67 m<sup>2</sup>. In addition, there is a bathroom of 5.32 m<sup>2</sup> and a toilet of 1.21 m<sup>2</sup>. Upstairs, a landing serves two bedrooms (20.91m<sup>2</sup> and 19.49m<sup>2</sup>) as well as a bathroom of 4.90 m<sup>2</sup>. This property also includes more than 300 m<sup>2</sup> of various outbuildings, some adjoining the house, while others are located a little further away. Currently, these outbuildings are dedicated to sheep breeding. The surrounding land consists of woodland and meadows, adding...



## 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

Description of this beautiful 185 m<sup>2</sup> property:

Ground floor :

- Entrance 16.74m<sup>2</sup>
- Living room 30.63m<sup>2</sup>
- Kitchen 28.68m<sup>2</sup>
- Office 15.25 m<sup>2</sup>
- Two bedrooms (27.37 m<sup>2</sup> and 12.67 m<sup>2</sup>)
- Bathroom 5.32 m<sup>2</sup>
- WC of 1.21 m<sup>2</sup>

The floor:

- Two bedrooms (20.91m<sup>2</sup> and 19.49m<sup>2</sup>)
- Shower room of 4.90 m<sup>2</sup>

## NOTES

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