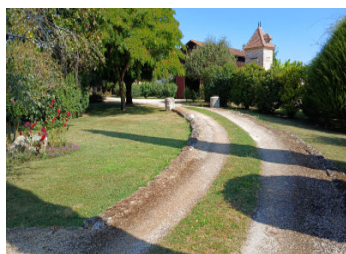
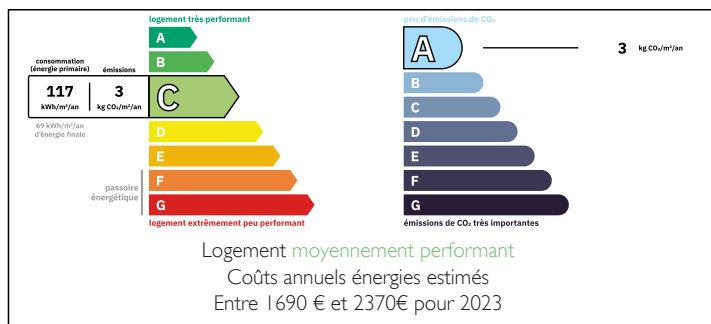


Fully renovated farmhouse covering over 5,000 m² with swimming pool, 10 minutes from the A62 motorway.



ENERGY - DPE



INFORMATION

Town:	Bourran
Department:	Lot-et-Garonne
Bed:	7
Bath:	3
Floor:	290 m2
Plot Size:	5000 m2

IN BRIEF

Charm and Authenticity: Prestigious Former Farmhouse

Close to the A62 motorway, discover this exceptional property where old-world charm meets modern comfort. The main residence charms with its hallway featuring preserved troughs, its contemporary kitchen opening onto a large living room and its cosy lounge with fireplace. It offers a master suite on the ground floor, three bedrooms upstairs and a second level dedicated to leisure activities.

A separate guest room with private lounge completes this rare property. Outside, the wooded garden with integrated watering system surrounds an intimate swimming pool, nestled in a green setting. The pool house, converted from an old outbuilding with a dovecote, adds a unique touch of originality. A large drying room can accommodate several vehicles or motorhomes. A haven of peace

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 exceptional property is divided into:

A main house comprising:

On the ground floor:

- A 25m² entrance hall with old troughs
- A 5m² vestibule
- A 4m² toilet with washbasin
- A 29m² utility room
- A modern kitchen of 12m² opening onto a dining room of 30m²
- A cosy living room of 26m² with a fireplace
- A master suite comprising: A bedroom of 24m² and a shower room of 5m² with WC

First floor:

- A 6m² landing
- A 17m² bedroom
- A 25m² bedroom
- A 10m² bedroom
- A 7m² shower room with WC

Second floor:

- A 47m² games room
- = A 19m² bedroom

LOCAL TAXES

Taxe foncière: 3521 EUR

NOTES

The gîte comprises a 14m² lounge, a 12m² bedroom and a small shower room with WC.

The drying room measures nearly 140m².

The 6m x 12m swimming pool has an electric roller shutter cover and a winter cover.

The garden is watered automatically and water is supplied by two wells.

Heating and hot water are provided by a recent heat pump

All windows are double-glazed aluminium

Sewage is connected to the mains drainage system.

The property has fibre optic broadband.
