

This farmhouse offers great potential, comprising a stone house, outbuildings and agricultural land

EXCLUSIVE



INFORMATION

Town:	Beaugas
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	64000 m2

IN BRIEF

A haven of peace: Stone farmhouse on 6 hectares

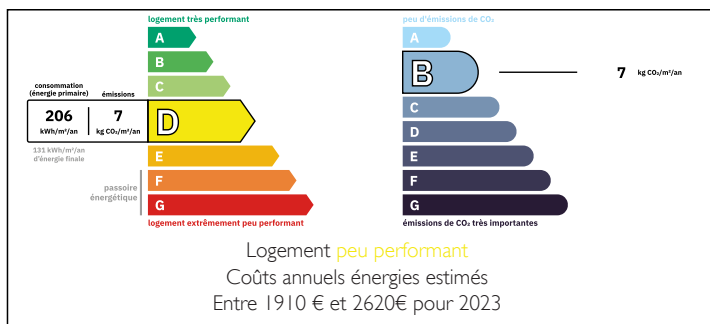
Just 35 km from Bergerac Airport and 20 minutes from Villeneuve-sur-Lot, discover this authentic farmhouse nestled in the heart of unspoilt countryside. Set on over 6 hectares of contiguous land, this property offers rare potential for agricultural, equestrian or holiday let ventures.

The single-storey farmhouse, built from local stone, comprises an entrance hall, a cosy living room with a fireplace, a separate kitchen, three bedrooms, a bathroom and a toilet. The convertible attic space offers the potential to significantly increase the living area.

The grounds feature two imposing barns, including a garage and workshop. A major advantage: water self-sufficiency is ensured by a pond fed by two springs and a working well spread across the estate.

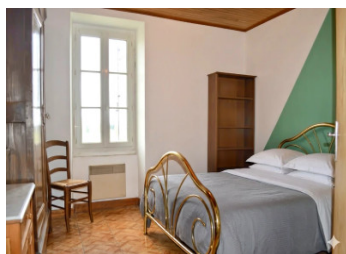


ENERGY - DPE



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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: **847 EUR**

NOTES

DESCRIPTION

The main stone house comprises:

- A 7m² entrance hall
- An 18m² kitchen
- A 37m² living room with a built-in fireplace and heat distributor
- A 12.5m² bedroom
- A 12.32m² bedroom
- A 13.76m² bedroom
- A full bathroom of 7.55m²
- A toilet
- A cellar of 50m²
- A convertible attic of 130m²

Outbuildings:

- A 410m² barn
- A 390m² barn
- A 42m² garage with a kitchenette
- A 3.90m² utility room (not suitable for use)
- A 30m² workshop
- A second 135m² garage (suitable for a motorhome)

The roof is tiled

The windows are double-glazed and the shutters are wooden

Heating is provided by a fireplace insert and electric convector heaters

Hot water is supplied by a storage water heater

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