

5 minutes from VILLENEUVE SUR LOT: A former farmhouse with authentic charm and great potential



## INFORMATION

Town:	Bias
Department:	Lot-et-Garonne
Bed:	7
Bath:	3
Floor:	307 m2
Plot Size:	9500 m2

## IN BRIEF

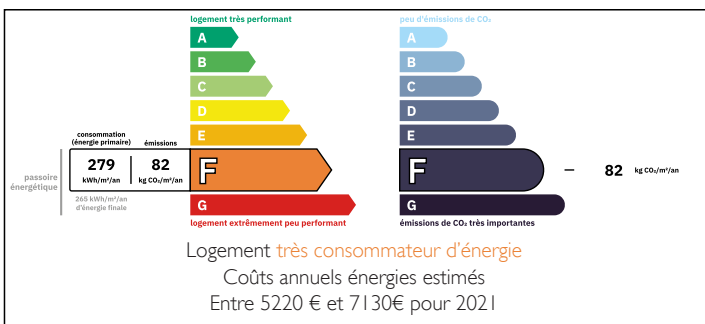
AUTHENTICITY AND SPACIOUSNESS ON THE OUTSKIRTS OF VILLENEUVE SUR LOT

Just 2 minutes from local amenities and 5 minutes from the bustling centre of Villeneuve, discover this exceptional farmhouse, a true gem of character nestled in lush greenery.

This unique property stands out for its majestic dovecote and its extraordinary potential. The main house comprises two separate dwellings: the first offers a cosy living room with a fireplace and two bedrooms upstairs; the second features three bedrooms and a study, all with authentic charm.

The property is completed by a large barn with a shed, a small adjoining house (providing immediate rental income) and a lush garden. A rare feature: two private springs feed a well that supplies the dwellings. A major renovation project for a unique

## 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 property comprises:

a main house divided into two separate dwellings:

The first comprises, on the ground floor:

- An entrance hall of 2.64m<sup>2</sup>
- A fitted kitchen of 21.17m<sup>2</sup>
- A living room of 32m<sup>2</sup> with an open fireplace

On the first floor:

- A bedroom of 16.16m<sup>2</sup>
- A bedroom of 12.51m<sup>2</sup>
- A bathroom of 3.49m<sup>2</sup>
- A toilet

The second comprises on the ground floor:

- An entrance hall of 3m<sup>2</sup>
- A study of 6.73m<sup>2</sup>
- A kitchen of 17m<sup>2</sup>
- A living room with an open fireplace of 34m<sup>2</sup>

On the first floor:

- A bedroom of 13m<sup>2</sup>
- A bedroom of 20m<sup>2</sup>
- A bedroom of 14m<sup>2</sup>
- A bathroom of 4m<sup>2</sup>
- A toilet

The dovecote comprises three levels, each measuring 30m<sup>2</sup>

The barn, which requires a new roof, measures 332m<sup>2</sup>, plus a 72m<sup>2</sup> shed

The house adjoining the barn has a living area of 67m<sup>2</sup>

The windows are double-glazed and the shutters are wooden

Heating is provided by an oil-fired boiler

Hot water is provided by an electric water heater

-----

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

## LOCAL TAXES

Taxe foncière: **4756 EUR**

## NOTES