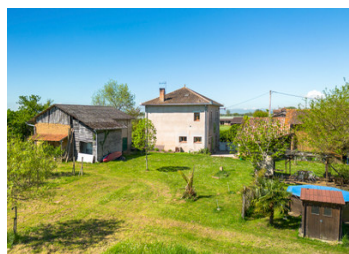


Charming 1930 farmhouse, 1.5ha irrigated land, Outbuildings, Barns and river access Not liable to flooding



INFORMATION

Town:	Les Barthes
Department:	Tarn-et-Garonne
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	15353 m2



IN BRIEF

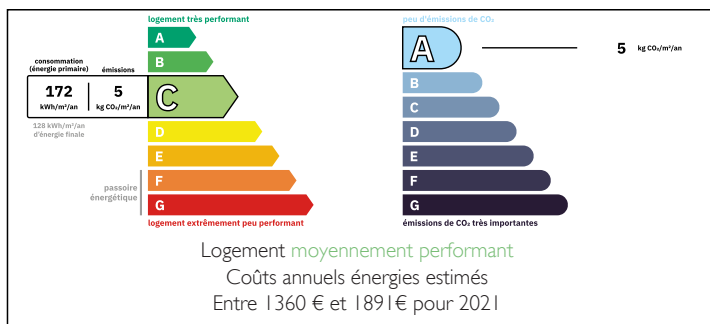
If you've always dreamed of living a rural lifestyle in the French countryside, this could be the home for you.

Set in a peaceful environment just 15 minutes from Moissac and Castelsarrasin, this charming 1910 farmhouse combines comfortable living with a fully operational organic agricultural project. The property includes a 150 m² house, 280 m² of barns and outbuildings, and 1.5 hectares of certified organic land, including 1 hectare irrigated via a private pumping station drawing from the Tarn.

The bright, well-maintained house benefits from recent upgrades including new windows, electrics, drainage and ventilation. Outside, the land is ready for immediate use with approx. 1,200 m² of greenhouses, a chicken coop and a refrigerated container.

A private pontoon offers direct river access. With no flooding risk, no overlooking neighbours and a calm setting, this property is ideal for a market

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.



LOCAL TAXES

Taxe foncière: 900 EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Entrance into a bright and welcoming open-plan living space
Fully fitted kitchen opening onto a spacious 40 m² living/dining area
Laundry room
Separate WC
The living area benefits from excellent natural light and retains character features including attractive cement tile flooring.

FIRST FLOOR:

Three good-sized bedrooms
Family bathroom with WC, shower and bathtub
The house is comfortable and immediately habitable, with recent upgrades including new doors and windows, a ventilation system (VMC), compliant electrics and drainage.

Outbuilding to Renovate (approx. 68 m²)

Independent structure with new roof
Ideal for conversion into a gîte, guest accommodation, office or additional living space

Barns & Professional Area (approx. 280 m²)

A major asset of the property, offering excellent versatility:

Barn 1 (approx. 130 m²): fully enclosed, new electrical installation, ideal for workshop or storage
Barn 2 (approx. 150 m²): concrete slab section, new electrics, divided into secure storage areas
Refrigerated container with working motor
Additional dry storage room
Perfect for agricultural use, equipment storage, craft activity or small business development.

Land & Agricultural Features (1.5 hectares)