

Beautiful old farm converted into beautiful home, with pool and gite in a secluded quiet setting.



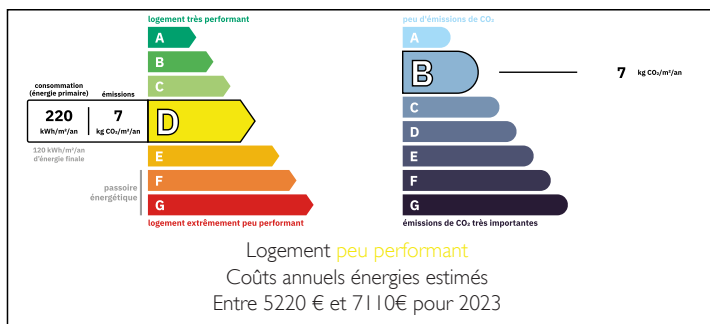
INFORMATION

Town:	Galapian
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	400 m2
Plot Size:	28500 m2

IN BRIEF

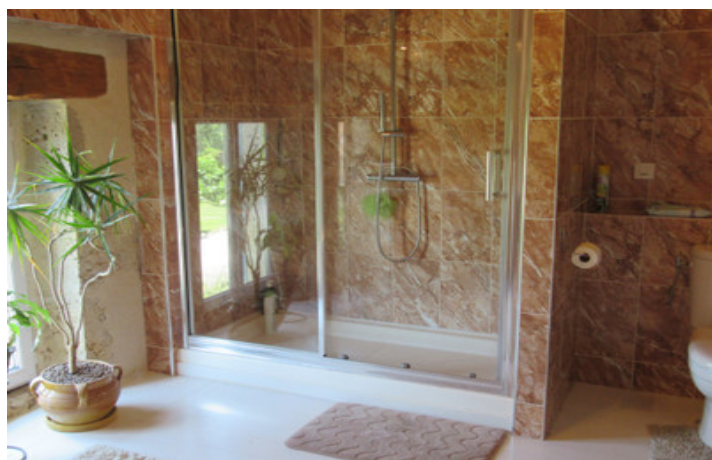
Hidden away down a lane very attractive business opportunity with a fully converted home and busy gite with heaps of character and french charm.

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

MAIN HOUSE: stone built in 1850, entrance hall 17m2 leading to fully equipped fitted kitchen 22m2 with breakfast bar, large dining room 39m2 with fireplace, downstairs bedroom suite 27m2 offering bedroom with sitting area and en suite shower room and wc opening onto terrace and garden. Utility room 2m2, large office space 15m2, upstairs to large lounge 57m2 and balcony taking advantage of the beautiful gardens and long distant views. Large bedroom 31m2, bedroom 13m2 large family bathroom 13m2.

GITE: spacious open plan lounge dining kitchen area 57m2, lounge with stone fireplace and wood burner, feature old original stone sink, fully fitted kitchen with breakfast bar, utility room 11m2, wooden staircase to 2 bedrooms, 31m2, 13m2, large bathroom 11m2. OUTSIDE: Stone barn 125m2 used for storage and as a workshop but potential to use for the business either as extra convertible space or games room etc

Behind the barn there is a large covered terrace offered to the gite guests a private outdoor dining area with summer kitchen and BBQ.

Beautiful pool area with sunbathing terraces, shady sitting areas to read that book, screened by landscaped gardens full of colourful shrubs and flowers and lavender beds, large open fields and some woodland (could be great for horses or other animals) parking for numerous cars and closed by gates.

Viewings recommended here, business up and running and very successful, a beautiful place!

More photos available!

Information about risks to...

NOTES