

Stone detached farmhouse with 4 bedrooms in glorious open countryside.



INFORMATION

Town:	Moulinet
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	2500 m2

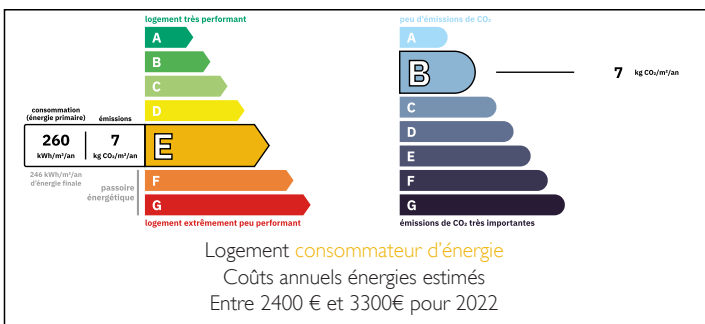
IN BRIEF

Lovely old house having undergone recent renovations, now offering spacious living accommodation. There is a large open plan living /dining kitchen with a recently added wood pellet burner. The fireplace is still in place with an insert wood burner, so you have a choice. It is tiled with an exposed beamed ceiling. The kitchen has some fitted base units.

At the other end of the house there is a large bedroom and brand new shower room and WC. Upstairs to a large landing, there are 3 bedrooms and another bathroom with shower over bath and double washbasins and separate WC.

To the rear there is a large wooden terrace over looking the gardens,, which are fully enclosed and have fruit trees and flowering shrubs. Below the house there is a cellar/workshop and it has a garden shed and above...

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

The house has:

- double glazing
- solar panel for hot water
- a well
- above ground swimming pool
- good insulation
- large enclosed gardens to all sides

If you are in search of peace and quiet, come and grab yourselves a bargain!

More photos available!

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

NOTES