LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47300NK82 Price: 368 000 EUR

agency fees to be paid by the seller

Country property with 12 ha, stone house, farm buildings and endless possibilities for your project















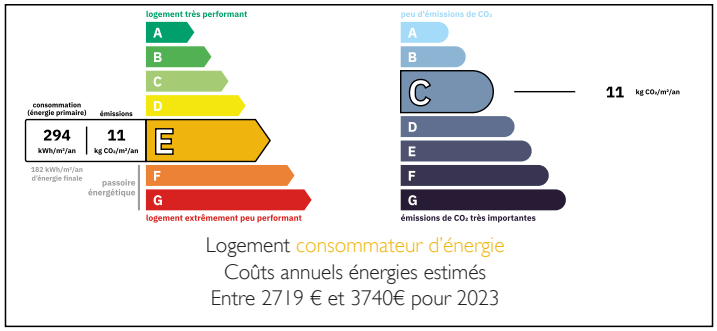
INFORMATION

Town:	Saint-Nazaire-de-Valentane
Department:	Tarn-et-Garonne
Bed:	3
Bath:	1
Floor:	145 m2
Plot Size:	121509 m2

IN BRIEF

Tucked away at the end of a quiet lane, this versatile country property offers an ideal setting to enjoy rural life and develop your own project. It comprises 12 hectares of land grouped around the property, approximately 680 m² of farm buildings and a charming stone house of around 145 m². The flat, easily worked land is well suited to livestock, horses or other animals, market gardening, or a range of agricultural projects. The property includes a goat shed, cheese-making laboratory, cold room, storage areas and stone barn. The separate house offers 3 bedrooms, a kitchen/dining room, a living room with wood-burning stove and a veranda overlooking the countryside. A practical and versatile property, free from tenancy agreements, in a peaceful and private rural setting.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2719 € et 3740€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1388 EUR**

NOTES

DESCRIPTION

Set away from the road and in a peaceful location, this property offers a rare opportunity to enjoy the countryside, with 12 hectares of land surrounding the house and farm buildings. Whether you wish to continue an agricultural activity, keep horses or other animals, develop a gardening project, or simply enjoy a spacious private setting in the countryside, the property offers plenty of possibilities. The land is flat, mainly made up of hay meadows, and easy to work.

A farm complex offering many possibilities

Close to the house, the farm buildings provide approximately 650 m² of useful agricultural space and are generally in good condition.

They include:

• an old stone barn and former cattle shed of approximately 190 m², currently partly used for storage and stabling of horses. The roof has been completely renewed in recent years and is still covered by the ten-year structural warranty;

• a steel-framed barn of approximately 240 m², with a pitched roof and concrete floor throughout, currently housing a small goat dairy and storage areas;

• a cheese-making laboratory of approximately 60 m² with a cold room, largely renovated since 2021;

• approximately 160 m² of additional converted spaces and outbuildings, including a former farm shop, storage areas, former sheds and workshops.

The cheese-making laboratory meets the required standards, and the goat dairy's septic tank is also compliant.

These buildings currently provide a practical base for...