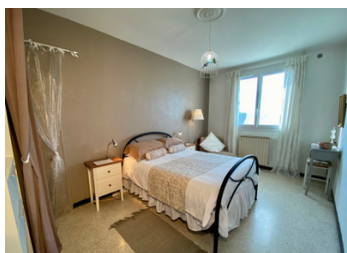


Fantastic Rural property with 8 hectares of land, farmhouse, gite, barn and fishing lake



INFORMATION

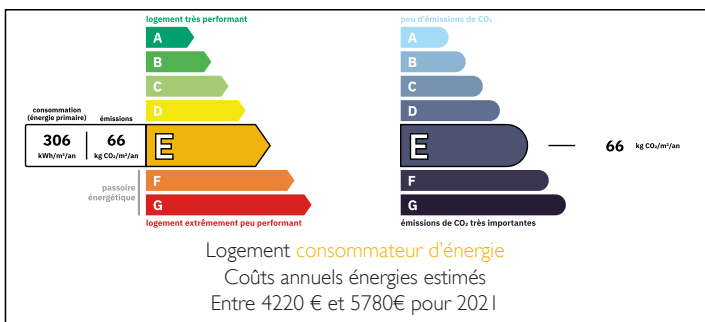
Town:	Aiguillon
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	216 m2
Plot Size:	87169 m2



IN BRIEF

Large family home with gite, 8 hectares of land planted with various trees, fully stocked carp lake and large barn. Located in the lovely Lot et Garonne countryside near the pretty village of Clairac halfway between Bordeaux and Toulouse with good transport links, nearest station 5km. Ideal for fishing enthusiasts or horse lovers, good revenue potential.

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: 1799 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house is approached through its own private driveway and is surrounded by shady, mature gardens, 2 terrasses - 1 with a BBQ area. The carp lake and the rest of the land is located opposite across a small lane in front of the house. Opposite the house is a large barn with the potential for lots of possibilities: stables, garages, workshop. There is also a small balcony to the side of the house with lovely views of the lake.

Main House

Ground Floor

Entrance Hall 6m²

Kitchen with wood burner 18m²

Lounge/diner with wood burner 28m²

Bathroom 4m²

WC

Laundry room 14m²

Office/Bedroom 18m²

Hallway 19m²

Separate Apartment of 49m² comprising of:

Kitchen/Lounge/Diner

Bathroom

Bedroom

Workshop area/ possible to renovate 35m²

1st Floor

Large ensuite bedroom 2 (17m²)

Bedroom 3 (17m²)

Large ensuite bedroom 4 (19m²)

Double glazing

Oil fuel central heating

Fibre optic Internet

Information about risks to which this property is