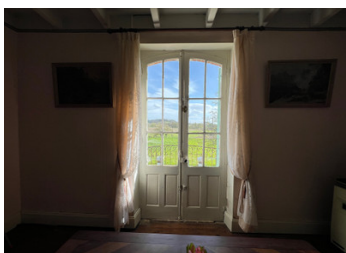


Farmhouse with outbuildings, water source and 19,497m of land. To be modernised.



## INFORMATION

<b>Town:</b>	<b>Loubès-Bernac</b>
<b>Department:</b>	<b>Lot-et-Garonne</b>
<b>Bed:</b>	<b>3</b>
<b>Bath:</b>	<b>1</b>
<b>Floor:</b>	<b>130 m2</b>
<b>Plot Size:</b>	<b>19497 m2</b>

## IN BRIEF

An opportunity to acquire an old farm house which requires modernising, situated in a peaceful location close to the village of Loubes Bernac only 13km from St Foy la Grande, 16km Eymet, 26km Bergerac. A renovation project with plenty of potential, with land and barns.

## ENERGY - DPE

DPE not required.

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

Situated in a lovely location this farmhouse needs updating and currently has no heating and only single glazing. The accommodation comprises:

Ground Floor:

Kitchen (26.6 m<sup>2</sup>) with terracotta tiled floor and open fireplace

Bathroom (3.65 m<sup>2</sup>) with bidet, bath and handbasin

Dining Room (16.85 m<sup>2</sup>)

WC

Cellar (52.5 m<sup>2</sup>)

First Floor:

Sitting Room (18.55 m<sup>2</sup>) with large French doors opening onto the balcony with steps down to the garden

Bedroom 1 (16.17 m<sup>2</sup>) with wooden floor

Bedroom 2 (17.12 m<sup>2</sup>)

Second Floor:

Bedroom 3 (16.53 m<sup>2</sup>)

Attic space

Outside:

Grounds of surround the property

Large barn (170 m<sup>2</sup>)

Adjoining outbuildings (20 m<sup>2</sup>) (72 m<sup>2</sup>) (28 m<sup>2</sup>) (21 m<sup>2</sup>) (37 m<sup>2</sup>)

## LOCAL TAXES

Taxe foncière: **600 EUR**

Taxe habitation: **EUR**

## NOTES

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