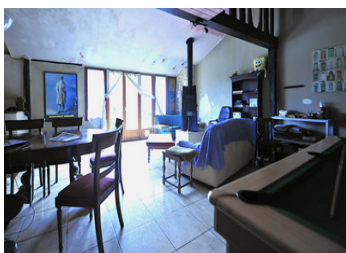


Old farm of 184m in a quiet area to finish renovating, located on 3000 m with barn. Clear view.

EXCLUSIVE



INFORMATION

Town:	Moulinet
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	184 m2
Plot Size:	3040 m2

IN BRIEF

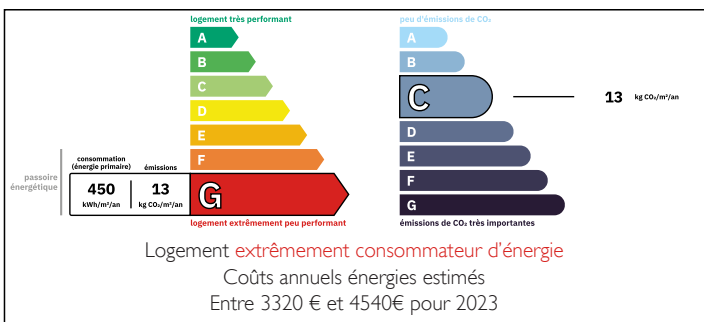
This old farmhouse, largely renovated, represents an opportunity for those looking to embrace a life project in a rural, charming living environment and close to most amenities (bakery, tobacco/mini-market, restaurants, primary school, college, doctors, pharmacy, etc. less than 10 minutes away).

Land of approximately 3,000 m², operational well, a large barn also requiring renovations and which can be used as an outdoor workshop and/or garage. Although some final renovation work is to be expected, the potential of this house is undeniable.

The living space is mainly located on the ground floor, the mezzanine being a very appreciable plus with three additional rooms possible without major work.

To date, this house is a main residence. Quiet but not isolated.

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.

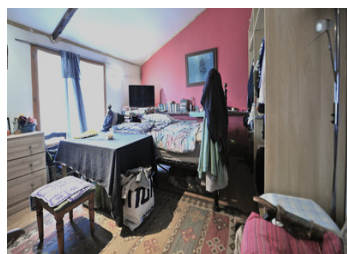


DESCRIPTION

Technical data:

- Wood stove heating and electric radiators
- Large living room
- Optical fiber
- Compliant septic tank

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



LOCAL TAXES

Taxe habitation: EUR

NOTES