

Beautiful estate comprising 2 houses 2 large Barns, over 5 ha of meadows, forest, fruit trees and a stream.

EXCLUSIVE



## INFORMATION

Town:	Villeneuve-sur-Lot
Department:	Lot-et-Garonne
Bed:	4
Bath:	3
Floor:	210 m2
Plot Size:	55565 m2

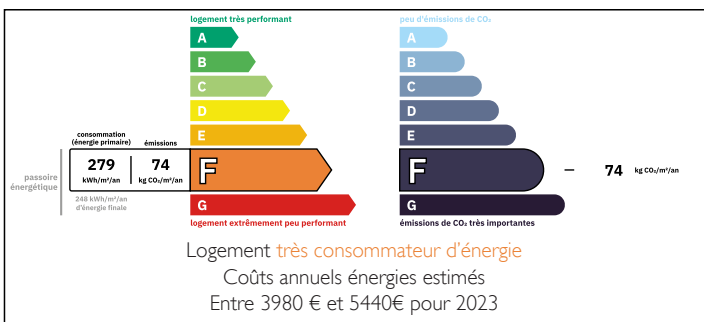


## IN BRIEF

This beautiful estate, comprising of 2 properties, 2 large barns, meadows, a forest, a stream and countless fruit trees, suitable for horses or small livestock.

The main dwelling with its high ceilings has an attached barn which is larger than the main house could very easily be extended to create more living space. subject to planning.

## 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 main property comprises of a large kitchen and open plan living room. 54m<sup>2</sup>

a downstairs bedroom 13.5 m<sup>2</sup> complete with attached bathroom 5,88 m<sup>2</sup>

Large upstairs bedroom 38m<sup>2</sup> with bathroom and washroom 12m<sup>2</sup> and connecting shower room 6m<sup>2</sup>

A further connecting bedroom of 12m<sup>2</sup> off of main bedroom

cellar accessed through large doors at ground level which houses the laundry facilities and fuel heating system and cylinder

The attached barn has an existing connecting door through to living room of the main property of 97m<sup>2</sup>

A separate Freezer Room 9m<sup>2</sup>

A Well within its own building complete with pump.

Also a Guest House which comprises a large airy kitchen, 27.5 m<sup>2</sup> separate Salon with huge fire place equipped with a beautiful log burner.30m<sup>2</sup> There is a large bedroom,19m<sup>2</sup> and a large bathroom.15.5m<sup>2</sup> This dwelling has a cellar reached from the exterior only 19m<sup>2</sup>

The separate barn opposite the guest house 39m<sup>2</sup> separate room off of this barn of 55m<sup>2</sup> attached to the back of barn is a little stable which could be suitable to accommodate a pony or livestock.

Log store to rear of this barn with double doors 5m

As said stacks of space and packed full of potential.

-----

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

## LOCAL TAXES

**Taxe foncière:** 1256 EUR

**Taxe habitation:** EUR

## NOTES