

Fully renovated farmhouse covering over 5,000 m<sup>2</sup> with swimming pool, 10 minutes from the A62 motorway.



## INFORMATION

Town:	Bourran
Department:	Lot-et-Garonne
Bed:	7
Bath:	3
Floor:	290 m <sup>2</sup>
Plot Size:	5000 m <sup>2</sup>



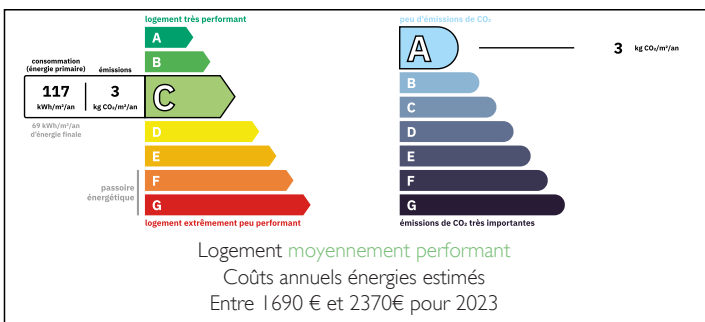
## IN BRIEF

Charm and Authenticity: Prestigious Former Farmhouse

Close to the A62 motorway, discover this exceptional property where old-world charm meets modern comfort. The main residence charms with its hallway featuring preserved troughs, its contemporary kitchen opening onto a large living room and its cosy lounge with fireplace. It offers a master suite on the ground floor, three bedrooms upstairs and a second level dedicated to leisure activities.

A separate guest room with private lounge completes this rare property. Outside, the wooded garden with integrated watering system surrounds an intimate swimming pool, nestled in a green setting. The pool house, converted from an old outbuilding with a dovecote, adds a unique touch of originality. A large drying room can accommodate several vehicles or motorhomes. A haven of peace

## ENERGY - DPE



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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

This exceptional property is divided into:

A main house comprising:

On the ground floor:

- A 25m<sup>2</sup> entrance hall with old troughs
- A 5m<sup>2</sup> vestibule
- A 4m<sup>2</sup> toilet with washbasin
- A 29m<sup>2</sup> utility room
- A modern kitchen of 12m<sup>2</sup> opening onto a dining room of 30m<sup>2</sup>
- A cosy living room of 26m<sup>2</sup> with a fireplace
- A master suite comprising: A bedroom of 24m<sup>2</sup> and a shower room of 5m<sup>2</sup> with WC

First floor:

- A 6m<sup>2</sup> landing
- A 17m<sup>2</sup> bedroom
- A 25m<sup>2</sup> bedroom
- A 10m<sup>2</sup> bedroom
- A 7m<sup>2</sup> shower room with WC

Second floor:

- A 47m<sup>2</sup> games room
- = A 19m<sup>2</sup> bedroom

The gîte comprises a 14m<sup>2</sup> lounge, a 12m<sup>2</sup> bedroom and a small shower room with WC.

The drying room measures nearly 140m<sup>2</sup>.

The 6m x 12m swimming pool has an electric roller shutter cover and a winter cover.

The garden is watered automatically and water is supplied by two wells.

Heating and hot water are provided by a recent heat pump

All windows are double-glazed aluminium

Sewage is connected to the mains drainage system.

The property has fibre optic broadband.

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## LOCAL TAXES

Taxe foncière: 3521 EUR

Taxe habitation: EUR

## NOTES