

Stone barn to restore – 5 km from Villeneuve-sur-Lot

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Villeneuve-sur-Lot
Department:	Lot-et-Garonne
Bed:	0
Bath:	0
Floor:	120 m2
Plot Size:	23570 m2

IN BRIEF

5km from Villeneuve-sur-Lot, discover this haven of peace nestled in the heart of nature: a stone barn with 100 m² of floor space, to be restored according to your wishes. The land, bordered by a small stream, offers the perfect setting for an autonomous and sustainable lifestyle project.

Unobstructed views of the countryside, peaceful without being isolated, potential for converting the attic and a canopy to create a sheltered outdoor space. Change of use agreement obtained, connections nearby.

An ideal location for creating a kitchen garden, an eco-friendly home and a lifestyle in harmony with the earth.

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

Quiet environment without being isolated

Unobstructed view of the surrounding countryside

Land partially bordered by a stream, ideal for nature lovers

Possibility of converting the attic to increase living space

Canopy present, perfect for creating a covered outdoor space

Roof needs replacing, structure needs checking

Well

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

LOCAL TAXES

Taxe foncière: 359 EUR

Taxe habitation: EUR

NOTES