

Ref: A41037|ML47

Price: 329 800 EUR

agency fees to be paid by the seller

#### Stone house near VILLENEUVE with dovecote and barn to restore, set in 5,000m of garden with well



# INFORMATION

Town: Pinel-Hauterive

Department: Lot-et-Garonne

Bed: 2

Bath:

Floor: 94 m<sup>2</sup>

Plot Size: 5100 m2





## IN BRIEF

HAUTERIVE (15 mins from Villeneuve-sur-Lot): Stone property complex in need of renovation in an exceptional rural setting.

This charming estate offers unique potential:

Main house:

Ground floor: Entrance hall, kitchen with fireplace, living room, shower room, WC.

Upstairs: Landing and two large bedrooms.

Outside: Covered terrace.

Outbuildings:

Adjoining dovecote (3 rooms): Ideal for immediate extension of the main house.

Beautiful detached barn: Has a positive planning certificate (CU) for conversion into a dwelling.

Outside:

Wooded garden of over 5000m<sup>2</sup> (marked out for sale) guaranteeing privacy and space.

Well on site.

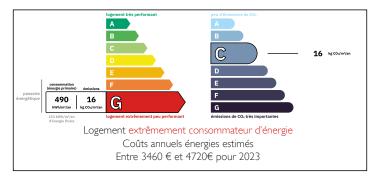








**ENERGY - DPE** 



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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.





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## LOCAL TAXES

Taxe foncière: 670 EUR

Taxe habitation: EUR

### DESCRIPTION

The house is divided into:

- A 9m<sup>2</sup> entrance hall
- A 22m<sup>2</sup> kitchen
- A 3.65m<sup>2</sup> shower room
- A 1.02m<sup>2</sup> toilet
- A 12.66m<sup>2</sup> living room
- A 22m<sup>2</sup> bedroom
- A 20m<sup>2</sup> bedroom

The dovecote consists of three rooms, each measuring over 20m², including a utility room.

The barn has a floor area of nearly 265m<sup>2</sup>.

Electric heating.

Double glazing throughout the main dwelling. Individual septic tank.

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

## **NOTES**