

Stone house near VILLENEUVE with dovecote and barn to restore, set in 5,000m² of garden with well



INFORMATION

Town:	Pinel-Hauterive
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	94 m ²
Plot Size:	5100 m ²

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.

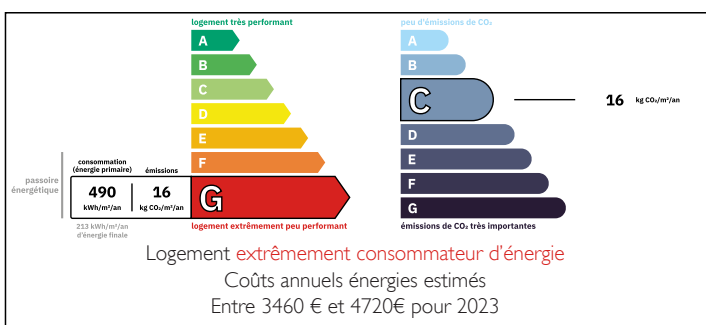
Beautiful detached barn: Has a positive planning certificate (CU) for conversion into a dwelling.

Outside:

Wooded garden of over 5000m² (marked out for sale) guaranteeing privacy and space.

Well on site.

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 house is divided into:

- A 9m² entrance hall
- A 22m² kitchen
- A 3.65m² shower room
- A 1.02m² toilet
- A 12.66m² living room
- A 22m² bedroom
- A 20m² bedroom

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

The barn has a floor area of nearly 265m².

Electric heating.

Double glazing throughout the main dwelling.

Individual 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 foncière: 670 EUR

NOTES