

259 000 €

Contact agency

Tonneins Immobilier

8 Avenue Charles de Gaulle

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05.53.20.14.14 /

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For sale house

11 rooms

Surface : 395 m²

Surface of the living : 34 m²

Surface of the land : 7000 m²

Year of construction : avant 1948

Inner condition : to renovate

External condition : a refresh

Features :

à rénover, terrain de 7000m², habitation
métayer, électricité récente

8 bedroom

1 bathroom

3 show ers

2 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel



House 4038TI Barbaste

A dream within reach. Free of imagination. Bourgeois house. At the entrance to the village in Lot-et-Garonne, in the Barbaste sector, the most popular sector of the department, on the Landes de Gascogne side. Magnificent property established on a private plot of 7,000 m², fully fenced, former tennis court (ideal for a swimming pool). A mansion built in the 19th century, still run by the same family. This building, in need of modern renovation, will charm you with its harmonious balance of proportions and volumes, and its extraordinary brightness, combining with a pleasant lifestyle. This building, constructed entirely of stone, has central heating, mains drainage, and fiber optics installed in the village. It offers a living area of 395 m². Description : On the ground floor: A living room with an area of 34 m² opening onto the garden. A 26 m² dining room. A 19 m² kitchen in good condition. A room with a water point. A 42 m² games room opening onto the garden. The majestic entrance with cement tiles of 11.50 m², dating from the construction, opens onto a magnificent staircase. On the 1st floor: 4 bedrooms (24, 23, 17, 23 m²), 2 bedrooms with shower, 1 with bathroom, 1 with water point. Original flooring throughout the 1st floor. On the second floor: 2 modest bedrooms, A separate toilet and water point, A bedroom with water point (10.50 m²), A 16 m² library, A magnificent 21 m² office. Continuing on from the house, on the ground floor: a sharecropper's house with a small shower room to be renovated, a 53 m² garage. On the plot, you will also find a large area. The roof is new and the electricity is modern. Energy audit and insulation work are possible. Access a few kilometers from Agen. Contact agent Tony Guiton at 05.53.20.14.14 (sales price 259.000 €). Fees and charges 585).

259 000 € fees included

