

Lovely 3 bedroom stone farmhouse with fabulous converted attic, swimming pool, gite & barns.



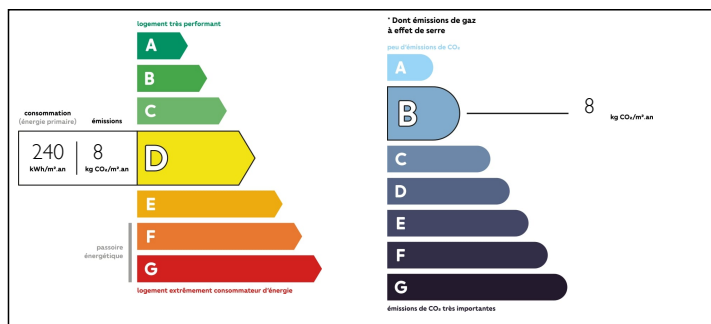
INFORMATION

Town:	Coulx
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	265 m2
Plot Size:	10300 m2

IN BRIEF

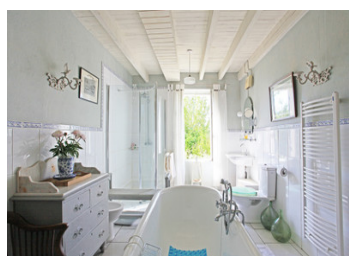
*** Under Offer ***A Character Farmhouse property with 3 spacious bedrooms, large kitchen, lounge with wood burner and a stunning bathroom. There is also a fabulous converted attic which provides additional sleeping and/or living accommodation with it's own bathroom. Bursting with charm and character, this secluded but not isolated property boasts a wonderful pool, studio gite, large barn with the original cow byres and other various outbuildings that could provide further guest accommodation. Enjoying uninterrupted views in tranquil surroundings, this property would be an ideal family home, holiday home or business opportunity. 5 minutes to the village of Tombebeouf with it's amenities and popular golf course, it is a 30 min drive to Marmande with high-speed train links and less than an hour to Bergerac airport.

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.



LOCAL TAXES

Taxe foncière: 1379 EUR

Taxe habitation: 746 EUR

NOTES

DESCRIPTION

THE HOUSE – All the rooms are currently established on the ground floor and are beautifully proportioned with high ceilings and large French windows/doors opening onto the terrace and garden.

Entrance Hall (approx 11 m²)

- staircase leading to the attic
- well

Kitchen (approx 21m²)

- tiled floor
- electric oven with gas hob, Belfast sink

WC (approx 1.8m²)

Sitting Room (approx 30m²)

- beams & tiled floor
- wood burning stove

Bedroom 1 / lounge (approx 20m²)

- beams & tiled floor
- fireplace
- door to garden

Bathroom (approx 15m²)

- clawfoot bathtub
- WC, heated towel rail, handbasin, shower and bidet

Bedroom 2 (approx 23m²)

- wooden floor & beams
- fireplace
- door to garden

Bedroom 3 (approx 20m²)

- wooden floor & beams
- fireplace
- door to garden

ATTIC (approx 104 m²) Ideal as a huge Cinema Room, bedrooms and additionally living area

- Seagrass floor
- beams

- velux windows

Bathroom (attached 10.5m²)

- shower, wc, double basin

Gite

lounge / diner / bedroom (approx 30m²)

- woodburner

bathroom (approx 7.5m²)

- shower, wc, sink