



## A self-sufficient eco character home with studio and 15 hectares of land including a well,

47370, Tournon D'agenais, Lot Et Garonne, Nouvelle Aquitaine

\* Available \* 4 Beds \* 1 Bath

A stone character home with all the modern commodities including an indepent studio which can be run as a totally self-sufficient eco home on 15 hectares of land with a working well.

# €430,000

Ref: 4600410709

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**French Entrée** 

## Property Description

150 sqm of living space in the main dwelling

ground floor:

- Kitchen equipped - dining room
- Living room of 50 sqm
- Entrance Hall
- Cellier

Upstairs:

- 2 bedrooms - 2 spaces which could be converted into bedrooms
- Bathroom with bathtub, 1 basin and 1 toilet

Independent studio fully equipped with 40m<sup>2</sup>

Laundry/workshop of 30m<sup>2</sup> (convertible into a bedroom for the studio)

The property has been renovated in search of the current comfort

Isolation of soils and important attics (cellulose and cork cotton)

Natural freshness during heat (isolating against phase-out and 70 cm stone walls)

Double white PVC glazing

Low-energy lighting

Exposed wooden stones and beams, travertine tiles on the ground floor and oak floors upstairs.

Energy autonomy

Solar hot water production

Central wood heating (inertia type DDG BELGIUM) (wood from the property)

Rainwater recovery and treatment (also connected to city water)

Well and small stream at the end of the property

With a few photovoltaic panels for electricity generation, the property is perfectly autonomous.

Environment

The whole house is surrounded by large sunny terraces

Outdoor relaxation area with sauna, located in ruins

3 garages/warehouses

A water pool with swimming area, plants and koi

Garden with an abundance of flowers, fruit trees, aromatic plants and vegetable garden

All in the heart of 15 private hectares composed of meadows, forests, hundred-year-old oaks with special flora, impressive wildlife and an extremely relaxing calm (much of which is fenced off)



