



Quercy - Near To Lauzerte - Stone House With Barns In An Idyllic Location On 12 Hectares With Lovely Views,

€298,800

Ref: JAS-936

82110, Tarn-Et-Garonne, Occitanie

* 2 Beds * 1 Bath * 130m2

An idyllic location for this old farmhouse set on nearly 12 hectares of pasture and woodland near to Lauzerte. This property is located at the end of a very long track, giving you privacy and isolation, a lovely rural retreat where deer's are frequently spotted. The stone house consists of two large...

- Distance from highway: 30km Distance from school: 10km
Distance from shops: 6km Distance from station: 20km
Energy Consumption: NI Number of rooms: 6 Number of
WCs: 1 Situation: Ecole primaire

• Gare

• Tennis

• Hôpital/Clinique

• Supermarché

• Cinéma

• Médecin

• Crèche

• Ecole
secondaire

- Aéroport

- Gare TGV Type of heating: Fuel
Windows: Double Vitrage Year
built: 1800

Property Description

An idyllic location for this old farmhouse set on nearly 12 hectares of pasture and woodland near to Lauzerte. This property is located at the end of a very long track, giving you privacy and isolation, a lovely rural retreat where deer's are frequently spotted. The stone house consists of two large bedrooms, large bath room and separate Wc, fully equipped kitchen and a large sitting room at garden level. A fabulous west facing covered terrace flanks the main house, providing an extra living space . Fuel fired central heating with radiators throughout and an open fireplace in the sitting room. Next to the house there is another stone building that could be a two bed gite. The external walls are faced in stone and the inside is ready for plastering and finishing. There is also a large barn and goat shed, providing shelter for animals or subject to planning permission be converted into further accommodation 11.85 hectares of lovely pasture land, woodland. Not farmed for many years, full of wild flowers. The land is gently sloped and perfect location for horses Well, source and small pond 10 minutes to Lauzerte for all commerce, 40 mins to Agen (TGV), 1 hour to Toulouse airport Taxe fonciere 600 euros per year ADSL available 11 mgbps Septic tank dont 6.00 % honoraires TTC à la charge de l'acquéreur.

