



## Stunning fortified farmstead sitting in 18 hectares of rolling countryside,

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

\* Available \* 7 Beds \* 7 Baths

Stunning fortified farmstead sitting in 18 hectares of rolling countryside

# €1,250,000

Ref: BVI65642

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FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

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## Property Description

The 17th century farm has been totally transformed to provide modern living in large bright rooms, whilst retaining all its exterior character and charm.

There are 7 bedrooms, 7 bathrooms, 3 kitchens and 3 living rooms, plus 2 cellars. With partial double-glazing, under-floor heating and a central heating system using wood pellets, there are also 3 woodburning stoves.

Outside, overlooking rolling countryside, is a 13m x 5m heated swimming pool with a tiled terrace and summer kitchen area. On the equestrian side, there are 10 stables, an arena, one large and two small barns.

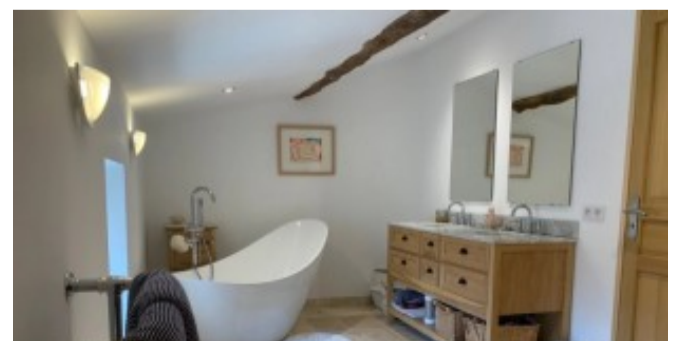
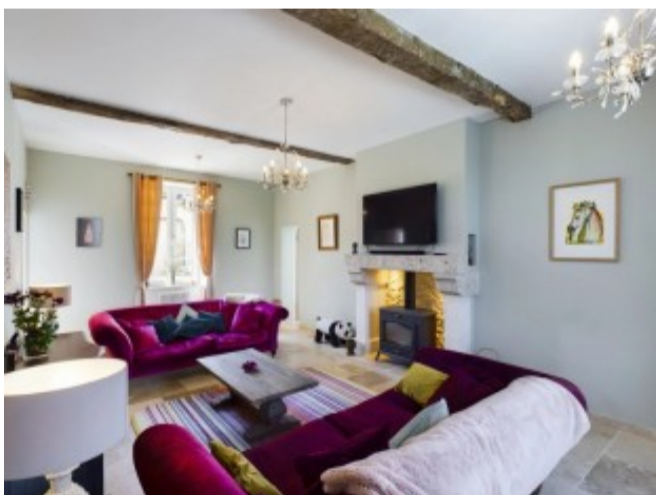
This exquisite house can be used as a family home, but has been designed to be easily separated to provide guest accommodation or three separate gites.

The house is well-situated just 70km from Bergerac airport, 110km from Toulouse airport, 40km from Agen station and the SNCF train network.

Price including agency fees : 1.250.000 €

Price excluding agency fees : 1.190.477 €

Buyer commission included: 5%



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