



**VIALEX** International

Immobilier SAS

**Ref**  
**82653**



**Price including  
commission**  
**214 000€**

Commission 7,0%  
Price excluding  
commission  
200 000€

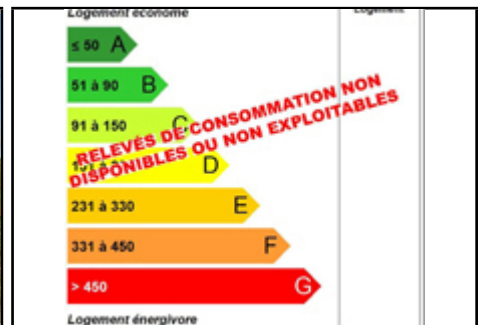
An exciting opportunity to acquire a farm ensemble to renovate, set in a glorious, isolated location with 2+ acres, nr Bourg de Visa, Tarn et Garonne. The property is set at the end of a long, no-through country lane, with no neighbours and absolute peace and quiet. The old stone house has a new roof and is in basically good order ( with oil fired central heating), but requires modernisation. Entrance hall and then right into the kitchen ( 4.5m x 4.0m) with beamed ceiling. Living room with wood floor ( 4.7m x 4.5m). Rear hall serving two spacious double bedrooms and a basic shower room. There is a good attic suitable for conversion into 2-3 rooms. Wine cellar. Alongside the house is a large (200m<sup>2</sup>) stone barn with a new roof. Ideal for animals/cars or for conversion ( subject to contract). There is an old stone house to renovate, which has been used as a small barn. It has a good roof and would make a 2-3 bedroom cottage. Separate hangar for wood storage.

There are approximately 2.5 acres around the property, mainly grassland with some oak woods.

An excellent renovation project in an idyllic location. Well worth a visit.

Bourg de Visa 10 mins with shops and restaurant. Toulouse airport 1hr.

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**Bedrooms** 2    **Reception** 1    **Bathrooms** 1    **Central Heating** YES    **Swimming Pool** NO

**Drainage** To replace    **Floorspace** 100m<sup>2</sup>    **Taxes Foncières**    **Mandate N°** 2782

All measurements are approximate. Agency commission, included in the price, payable by the buyer.

