



VIALEX International

Immobilier SAS

Ref
47726

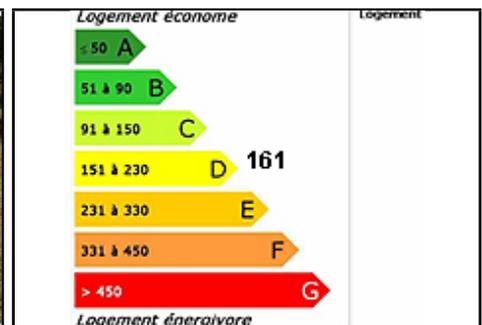


Price including commission
428 000€

Commission 7,0%
Price excluding commission
400 000€

A substantial country property in over 3 acres with outbuildings and B&B/Gîte possibilities, nr Beauville, Lot et Garonne. The large 19th century family house to the right above has been extended very recently into the attached barn and pigeonnier, to create a 360m², 6 bedroom home. Entrance to the modern converted barn into a spacious (67m²) and light kitchen/dining room with stone tiled floors, beautiful modern fitted kitchen, with two Godin cookers and patio doors out to a dining terrace with views over the countryside. On this level a modern double bedroom 1 (26m²) with modern en suite shower room, a utility room and WC. There is a spacious mezzanine/TV room (32m²) overlooking the kitchen/dining room. In the older part of the house a cosy salon, second living room and a formal dining room with lovely fireplace. On the two floors above, 4 further double bedrooms and 2 shower rooms. On the garden level of the house is a possible gîte or guest wing comprising: living room, kitchen/dining and double bedroom with en suite shower room. This has a separate entrance and would let easily. The property is surrounded by mature gardens and a productive vegetable garden with orchard, crossed by a small stream. There are also 2 big paddocks out front ideal for horses or other animals. A large double garage to the rear of the property and a spring providing water for the gardens. Beauville and Laroque Timbaut with shops and restaurants just a few mins. Toulouse airport 75mins

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Bedrooms 6 **Reception** 4 **Bathrooms** 4 **Central Heating** YES **Swimming Pool** NO
Drainage To renovate **Floorspace** 360m² **Taxes Foncières** 1400€ **Mandate N°** 2934

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

