



Ref
47727



Price including commission
170 000€

Commission 6,3%
 Price excluding commission
 160 000€

An attractive stone built farmhouse to renovate, with a large stone barn and set in 4500m2 (an acre) land nr Beauville, Lot et Garonne.

This spacious old stone farmhouse offers some 120m2 accommodation on one floor in basically good order, but requiring rewiring, decorating, new plumbing and drainage etc. Entrance hall leading right into a living room with fireplace and left into the kitchen, also with fireplace. There are two double bedrooms and a large bathroom with bath and WC. There is a large attic, partly suitable for conversion to extra bedrooms.

Below the house are dry cellars which would suit being used for storage, workshop and garage.

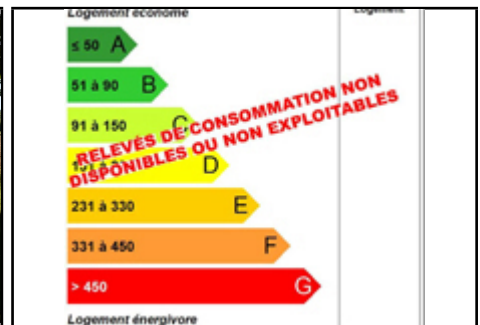
The large stone barn (some 280m2) could be converted to accommodation/ gîte etc, subject to planning permission, or for stables, car storage, workshops etc.

There are gardens around the house with mature lime and cherry trees, and with a view to the hilltop bastide village of Beauville. In addition, a field which could be used for many purposes: gardens, paddock for a horse, vegetables etc.

The pretty village of Beauville is close-by with shops, bakery and popular restaurant.

Toulouse and Bergerac airports 75mins.

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

Drainage To renovate **Floorspace** 120m2 **Taxes Foncières** **Mandate N°** 2930

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

