



**VIALEX** International

Immobilier SAS

**Ref**  
**47640**

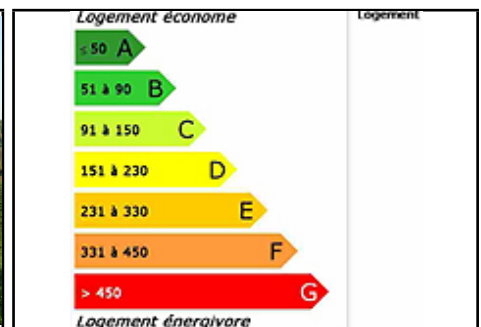


**Price including commission**  
**214 000€**

Commission 7,0%  
Price excluding commission  
200 000€

A most handsome south facing 18th century stone farmhouse with outbuildings set in 17 acres with panoramic views, near the bastide village of Puymirol, Lot et Garonne. Approached off a quiet country lane and with uninterrupted views south over its own land, this spacious old house is just waiting to be renovated . In basically good condition but requiring a full modernisation..electrics, heating, decor, bathroom, drainage etc to do. Already a bright and spacious house, the attached wine chai could be incorporated to create an additional 55m2 living room with views. Steps up to a sunny terrace in front of the house and into the hallway. To the right the kitchen ( 5.3m x 4.3m) with tiled floor, fireplace and views. To the left the dining or living room (5.3m x 5.3m) with tiled floor and double aspect views. Off the hall is a shower room and WC. Upstairs are 4 large, bright rooms suitable for creating 3 bedrooms and new bathrooms. The attached wine chai to the west will make a lovely living room. Separate huge stone barn ( 260m2) under a good roof, suitable for conversion , subject to planning. To the rear of the house is a range of outbuildings ideal to create a guest cottage. Old bread oven building. The majority of the land is a huge field sloping away to the front, suitable for putting down to pasture for horses. Gorgeous, panoramic views. The property is very peaceful at the end of a no-through lane, but not isolated as there are a few neighbours. Shops and restaurants at Puymirol. Toulouse airport 70mins.

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**Bedrooms** 3-4    **Reception** 1    **Bathrooms** 1    **Central Heating** NO    **Swimming Pool** NO  
**Drainage** To renovate    **Floorspace** 135m2    **Taxes Foncières** 990€    **Mandate N°** 2850

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

