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Countryside house for sale near Pinel Hauterive in Lot-et-Garonne

Pinel Hauterive , **Lot-et-Garonne** , **Nouvelle Aquitaine**



€365,000

inc. of agency fees

2 Beds 94 sqm 5.04 ha

Come and visit your Eleonor agency to discover this charming farmhouse comprising a main house, a barn, a dovecote and irrigable land,...

At a Glance

Reference	MFH-AES11693-MO	Near to	Pinel Hauterive	Price	€365,000
Bed	2	Pool	No	Hab.Space	94 sqm
Land	5.04 ha			Land Tax	N/A

Property Description

Come and visit your Eleonor agency to discover this charming farmhouse comprising a main house, a barn, a dovecote and irrigable land, situated in the heart of the Pinel-Hauterive countryside. The main house comprises, on the ground floor, an entrance hall leading to the kitchen, a living room (which could be converted into a bedroom), a shower room and a separate toilet. Upstairs, a staircase leads to two large bedrooms, each measuring 20 m² (215 sq ft). The dovecote adjoining the house spans three levels and offers the possibility of an extension linked to the main house. The charm of the barn will also appeal to you, with its surface area of over 200 m², two 100 m² canopies and its old preserved outbuildings. A terrace, a cellar, a greenhouse, a well and a pond complete this property, all set in 50,441 m² of irrigated land. Benefits: electric heating, fireplace, individual drainage, low property tax, well and hydrants, as well as PVC double-glazed windows dating from 2009.

Summary

Property type:	Countryside house
Bedrooms:	2
Price	€365,000

Key Information

Internal Area:	94 sqm
Land Area:	5.04 ha
Floor:	1

Property Features:

- Terrace

Location: Nouvelle Aquitaine



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S. and L. BROWN



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