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Amazing eco responsible Barn conversion for nature lovers

Lavit , Tarn-et-Garonne , Occitanie



€578,900

inc. of agency fees

6 Beds 3 Baths 323 sqm 4.3 ha

Eco-friendly and unique haven nestled on 10 acres, boasting bright open spaces, energy efficiency, and potential additional income in SW France.

At a Glance

Reference	MFH-RLP64672	Near to	Montauban	Price	€578,900
Bed	6	Bath	3	Hab.Space	323 sqm
Land	4.3 ha	Pool	No	Land Tax	N/A

Property Description

Escape to your private oasis in the middle of nature and 10 acres of grounds! This stunning eco-friendly home is a haven for lovers of open spaces and unique architecture. With its large sliding doors that welcome natural light and greenery, it is perfect for those who love loft spaces and atypical living. Made with quality

materials, it is very energy efficient and even uses its own wood for heating. You benefit from spacious living space for family and friends, and the old farmhouse offers income potential.

The Main House

The ground level

- Kitchen/dining room - 51 sq.m with access to the terrace
- Living room - 49 sq.m - open to the kitchen/dining room and large sliding doors
- Entrance hall - 10.3 sq.m
- Bedroom 1 - 14 sq.m
- Bedroom 2 - 13.7 sq.m
- Bedroom 3 - 11 sq.m
- Family bathroom - 7.7 sq.m
- Separate WC

The garden level

- Accessible by a spiral staircase
- Bedroom 4 - 11.6 sq.m
- Bathroom - 6.6 sq.m
- Wine cellar - 5.4 sq.m
- Separate WC
- Workshop - 20, 7 sq.m
- Cellar - 10.5 sq.m
- Laundry/boiler room - 10 sq.m

Upstairs

- Games room in the attic - 36 sq.m
- Storage space under the attic

The Guest House (65 sq.m)

- Living room - 22 sq.m
- Kitchen (basic) - many original elements - 19 sq.m
- Bedroom (currently separated into two parts) - 20 sq.m
- Shower room - 4 sq.m
- Separate WC
- Access to the workshop - 33 sq.m

Outside the Property

- The property is surrounded by ancient forests and fields for grazing.
- Balconies making around the house to the east and south.

Additional Information

- Built between 2015 and 2017 - all guarantees are in place.
- Only ecological and quality materials were used.
- Heating from the stove in the living/dining room/kitchen and electric radiators in the bedrooms and bathrooms - wood from our own land.
- Water recovery system
- Two separate sewage systems: new phytopurification system for the house main and old septic tank for the guest house.
- Land tax: €2,000 per year
- Plot size : 43,363 m2 of land
- Pond on the property's grounds
- Access to agricultural water

The Area and Access

Location: On the border of the departments of Tarn et Garonne (82) and Gers (32), international airport 65 mins. Shops and services 10 min. Agen TGV - 40 min.

Summary

Property type:	Farmhouse
Bedrooms:	6
Bathrooms	3
Price	€578,900

Key Information

Internal Area:	323 sqm
Land Area:	4.3 ha
Floor:	2
How many Outbuildings:	1

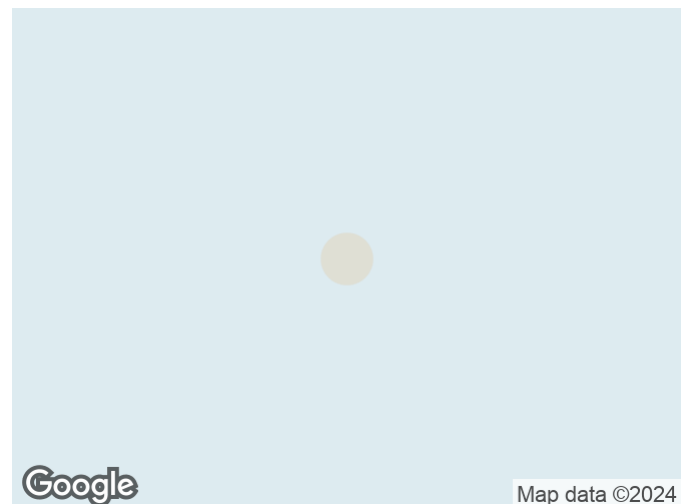
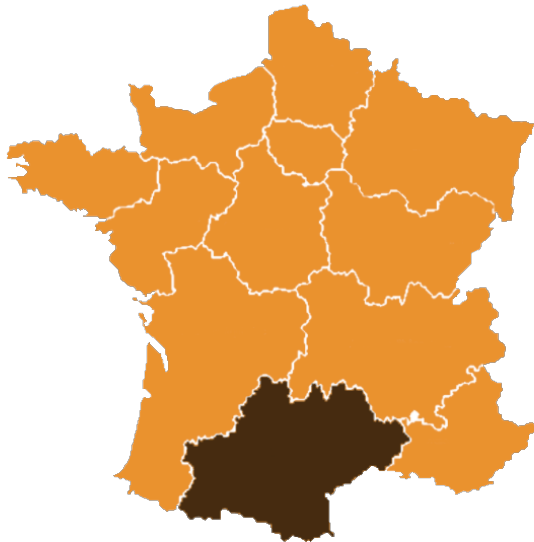
Property Features:

- Open plan living/kitchen of 100m2
- Eco friendly built
- Admits nature – perfect for animal lovers
- Very economically – close to label A
- Possible to obtain more land

Has a Garden Yes

Has a Terrace? Yes

Location: Occitanie



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