



Ref : 9711TPL

## Large farm with lake, pool, guest house and barns, 9ha

Area monflanquin



Habitable : 305 m<sup>2</sup>



Usable : 528 m<sup>2</sup>



Land : 9,2 Ha

750 000 €

**Luxurious residence for sale Lot et Garonne.** Beautiful farmhouse, quiet, in the heart of its 9ha of woods and meadows with a large lake of more than 4 000 m<sup>2</sup> with fish, composed of a main house from the 19th century with 3 bedrooms, one of which en suite, two large living rooms with fireplace and insert, independent kitchen with fireplace, a large terrace, with view on the lake and swimming pool.

### IN SUMMARY

Rooms : 15  
Bedrooms : 5  
Bathrooms : 5

Swimming pool : yes  
Garage place : nc  
Parking space : nc  
Outbuildings : yes



Gas and wood



Source  
Lake



Adsl

**Advantages :** Lake | 9 hectares

### SERVICES

### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m<sup>2</sup>.an  
Pas de données

A B C D E F G

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données

A B C D E F G



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## DESCRIPTION

This property is also composed of multiple outbuildings that can be used as cottages, such as a fully renovated and independent studio, a guest house with 2 bedrooms, one of which is independent with bathroom and kitchen, and an office, which can be used as a children's room. Several barns and storage spaces and a right to draw water from a spring at the edge of the property complete this ensemble, in a quiet location, without any vis-a-vis and a few minutes from the shops.

Are you interested ?



Marie

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