



Ref : 9798NDC

## Large renovated farmhouse and outbuildings, Tarn-et-Garonne

Area **ALBIAS**



Habitable : 370 m²



Usable : 800 m²



Land : 3,1 Ha

555 000 €

**Farmhouse & Mas for sale Tarn et Garonne.** Near Montauban. Large property with generous volumes without vis-à-vis. Former farm. Typical family house renovated 370m² of living space. 4 large living rooms and reception, 5 bedrooms, office. Land 3Ha. Very large barns and other outbuildings. Old building with a beautiful pigeon house. Well. Proximity to a stream and a spring. Possibility to buy additional land.

### IN SUMMARY

Rooms : 13  
Bedrooms : 8  
Bathrooms : 2

Swimming pool : no  
Garage place : 8  
Parking space : 15  
Outbuildings : yes



Fuel



Source  
Well



Adsl

**Advantages :** Large rural property close to a large town | Spacious house typical for the region

### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 10 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 10 mn

High school : 10 mn



5 mn



13 mn



4 mn



13 mn



35 mn

### ENERGY INFORMATION

Consommation conventionnelle 96,00 kWh/m².an

Estimation des émissions 12,00 kg éqCO2/m².an



### Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

## DESCRIPTION

Main house

Ground floor.

Entrance 2.20m x 10m, 22m<sup>2</sup> distributing several rooms.

South facing living room 22m<sup>2</sup>, old culinary fireplace to be refurbished to taste.

Fitted kitchen with a large dining area 44m<sup>2</sup>, exit to a large terrace on the west side.

Clearance leading to a 6m<sup>2</sup> shower room, toilet and laundry room.

Crossing office 22.50m<sup>2</sup>, one wall entirely furnished with a bookcase.

Bedroom 22.50m<sup>2</sup>.

East side lounge 37m<sup>2</sup>, exit to the courtyard, beautiful original wooden staircase leading to

The converted attic

Landing 17m<sup>2</sup>.

Bedroom 20m<sup>2</sup>.

Playroom 78m<sup>2</sup>, centrally located, possibility to create an additional bedroom with its own shower room.

Shower room 6.50m<sup>2</sup>.

Toilet 1.90m<sup>2</sup>.

Clearance with a storage room

Crossing room 20m

2 bedrooms of about 20m<sup>2</sup> each

Dovecote and adjacent building 75m<sup>2</sup> floor space

Building with stables 290m<sup>2</sup> floor area.

Workshop 50m<sup>2</sup>.

Garage 30m<sup>2</sup>.

Brick agricultural shed 350m<sup>2</sup> on the ground, the roof is dismantled.

The buildings form a courtyard with a garden full of trees and flowers.

The former farmland surrounds this block.

The property is close to a spring.

Possibility to buy the neighboring land with the spring.

The property would be suitable for an equestrian activity or other activity taking advantage of the large buildings and land.

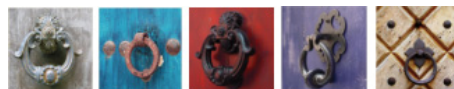
Are you interested ?



Marie

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