Charming Two-Home Estate with Character and Comfort

9 5 35,000m² 500m² 1



Reference
112863

Price
€595,000

Location
Lafitte

Description

A dream property in the heart of Lomagne, featuring two beautifully renovated houses combining modern comfort with authentic charm. The main house offers contemporary design, bright spacious living areas and large windows bringing nature indoors. The second retains traditional character, including a covered regional terrace, perfect for summer evenings. A large barn with a new roof, a recently renovated private swimming pool and over 3 hectares of landscaped grounds complete the property. Peacefully located in a small hamlet surrounded by countryside, it offers excellent potential as a family home, guest house or holiday rental, just 55 minutes from Toulouse airport and Agen TGV station.





Features
o Two proper houses under one newroof
o Perfect rental opportunity
o Beautifully presented



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General

Rooms: 9

Pool: 1

Living area: 500m²

Land area: 35,000m²

DPEScore: B (92kWhEP/m²/an)

GESScore: A (2kgCO2/m²/an)

Property tax: €3,473

House 1 225 m²

Ground floor

Open plan living room : (53m2) with large glass doors onto the garden

Kitchen/dining : (30m2) with panoramic window with views across own meadows and
Forest, double-glazed sliding doors onto outdoor terrace

2 bedrooms/offices: (10m2 + 12m2) – possibility to make an ensuite

First floor

Bedroom 3: 12 m²

Bedroom 4: 13 m²

Bathroom: (5m2) with bath, sink, WC

Master suite : (40m2) includes bedroom, dressing room and bathroom

House 2: 275 m²

Ground floor

Hallway : (20m2) with terracotta flooring

Living room: (26 m2) with beams, terracotta flooring & wood burner

Reception room : (25m2) with beams, terracotta flooring & wood burner

Dining room : (20m2) with beams, tiled floor & wood burner

Playroom: (14m2) beams and terracotta flooring

Kitchen : (18m2) with access to side terrace, beams, tiled floor

Utility room : (3m2) with access to fenced side gardenSeparate WC

First floor

Bedroom 1 : (17,5m2) wooden floor

Bedroom 2: (13,8m2) wooden floor

Bedroom 3: (26m2) wooden floor

Family bathroom : (10m2) shower, double sink, WC

Landing: (23m2) wooden floor

Bedroom 4 : (23m2) with shower room ensuite (6,4m2), wooden floor & mezzanine of
15m2 (approx.)