Magnificent property with pool, outbuildings surrounded by nature

4 2 8,609m² 155m² 1



Reference
99061

Price
€420,000

Location
Hautefage La tour

Description

Located in the Lot-et-Garonne department, between Penne d'Agenais and Villeneuve-sur-Lot, this estate is set in a beautiful valley offering absolute peace and stunning views. Accessed via a private lane, it includes a modern main house rebuilt in 2000, featuring bright and well-designed living spaces, a covered swimming pool and a pool house. A guest house and several outbuildings, including a converted former prune oven, a dovecote and large barns, provide excellent potential. The property extends over 23 hectares of meadows and woodland. A rare and idyllic setting, perfect for relaxation in nature.





Features
Swimming pool
View
Quiet location



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General

Rooms: 4
Garage: 55m²
Pool: 1
Living area: 155m²
Land area: 8,609m²
DPEScore: D (169kWhEP/m²/an)
GESScore: D (32kgCO2/m²/an)
Property tax: €2,434

Layout 155 m²

Ground floor
Living room: 45 m² Insert, tiled floor, large bay windows
Kitchen: 20 m² Granite worktop, equipped Pantry 4.7 m²
Hallway: 10 m² With cupboards, main entrance WC 1.5 m²
Laundry room: 4 m²
Master bedroom: 12 m² Cupboards, bay windows onto terrace Ensuite Bathroom 7 m²Bath, shower, WC
Bedroom 2: 8.8 m²
First floor via wooden staircase
Bedroom 3: 10 m² With cupboards
Bedroom 4: 11 m² With cupboards
Shower room: 4.3 m² Double washbasin, shower and toilet
Outbuildings
Cellar: 50 m² Access from outside
Gîte : 30 m² Tiled, room and bathroom with bath, toilet and washbasin. In old plum oven
Garage: 55 m² For 3 cars
Building : 16 m² on two levels + 30 m² on two levels