Magnificent 18th-century stonehouse with house, outbuildings, barn, and dovecote near Puymirol

6 4 12,982m² 2,824m²



Reference
111911

Price
€371,000

Location
Puymirol

Description

Historic character property located just 6 km from Puymirol, in a peaceful preserved valley in the Lot-et-Garonne. Set on over one hectare, the estate comprises an elegant 18th-century white-stone farmhouse, a remarkable Toulouse-style dovecote converted into a gîte, a habitable tiny house, a large barn and a natural spring. The main house offers generous volumes and numerous original features. Surrounded by mature and fruit trees, the property enjoys a tranquil rural setting. Former residence of a Prefect of Martinique and a cultural venue hosting artists and concerts, it offers exceptional potential as a family home, tourism project or artistic retreat.





Features
Authenticity
Natural setting
Multiple dwellings



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General

Rooms: 6

Living area: 2,824m²

Land area: 12,982m²

DPEScore: F (224kWhEP/m²/an)

GESScore: F (70kgCO2/m²/an)

Property tax: €1,768

Living area breakdown House 294 m²

Ground floor

Covered terrace : 24 m² Very high ceilings, abundant natural light (east-facing)

Entrance hall : 12 m² With terracotta tiles

Living room : 32 m² Magnificent original wooden door. Open fireplace, original parquet flooring

Dining room : 23.7 m² Library, original parquet flooring

Bedroom : 20 m² Parquet flooring

Storage room : 5.4 m²

Bathroom : 5 m² Bath, sink

Kitchen : 10 m²

First floor

Bedroom: 50 m² Large attic room with exposed beams and WC and sink area

Bedroom: 24 m²

Garden level

Entrance hall : 18 m² With terracotta tiles
WC 1.5 m²

Bathroom : 7 m²

Living room: 50 m² With terracotta tiles, French doors, access to cellar

Kitchen: 36 m² With garden access, dining area and AGA

Cellar: 25 m²

Outbuildings

Gîte 30 m²

Covered terrace: 20 m²

Bathroom: 3 m²

Kitchen: 3 m²

Living room : 24 m² with wood-burning stove

Cottage in a traditional Toulouse dovecote 44 m²

Kitchen: 16 m²
WC and shower

+1 bedroom : 16 m²

Mezzanine : 12 m²

Barn

null: Covered area 36 m²
Part 1 - 81 m²
Part 2 - 107 m²