

Stunning renovation of a former school

🏠 5 🛏 3 📏 3,342m² 🏠 292m² 📈 1



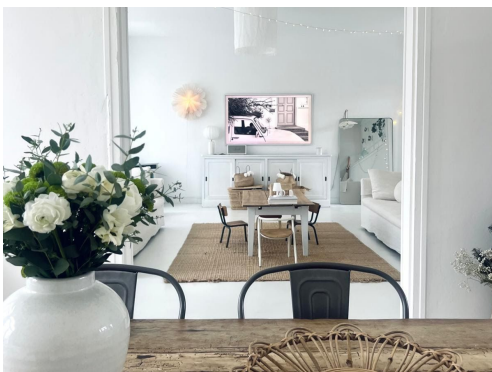
Reference
99474

Price
€620,000

Location
Penne d'Agenais

Description

This exceptional property in the Lot-et-Garonne is a former school beautifully renovated into a modern and comfortable family home. The renovation preserves the building's original character while offering high-end features such as a swimming pool, enclosed garden, covered courtyard, and leisure facilities. The house spans three levels with bright living spaces, multiple bedrooms including a master suite, and areas that could be converted into guest accommodation or a self-contained unit. Additional features include two garages, a commercial space, and ample parking. Located close to a lively and picturesque village, this unique property is ideal for a lifestyle or hospitality project.



Features

High-end renovation
Unique character of a
former school
Close to a vibrant
village



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General

Rooms: 5

Pool: 1

Living area: 292m²

Land area: 3,342m²

DPEScore: D (39kWhEP/m²/an)

GEScore: D (189kgCO₂/m²/an)

Property tax: €2,638

Layout living area 292 m²

Ground Floor

Hallway: 20 m² Entrance, polished concrete floor

Kitchen: 24 m² Equipped with polished concrete flooring

Living room : 40 m² Pellet stove, polished concrete floor

Master bedroom: 25.5 m² With ensuite bathroom (bath, shower, sink) with dressing room and wooden parquet flooring

Dressing room : 15 m² With ample built-in wardrobes

Bedroom : 15.5 m²

Bedroom: 15.5 m²

Shower room : 4 m²

First floor

Bedroom : 15 m² with dressing room

Bedroom: 14.5 m² with all necessary plumbing for a kitchen and a separate water heater.

Bathroom : 20 m² Double sink, shower and bathtub

Outbuildings

Covered terrace: 53m²
with storage room

Commercial space: 22 m²

Basement with two garages: 2 x 26 m²