

**Attractive Farmhouse with Swimming pool, Guest Wing and Outbuildings**



**€ 399,000 fai**

**FCH587**

This large stone Landaise farmhouse, set in 5766m<sup>2</sup> of land with swimming pool, 2 bed guest wing and outbuildings, has been beautifully renovated by its current owners.

Living accommodation is in excellent condition throughout and comprises an entrance hall, large living room (67m<sup>2</sup>) with reversible air-conditioning unit, dining room, kitchen with "snug" and wood burning stove, office/library, four bedrooms (two with en-suite bathroom/shower room facilities), dressing room and family bathroom.

There is a further 150m<sup>2</sup> of loft space to convert if necessary.

The main building also provides a "gîte" composed of a living room, kitchen, two bedrooms and a bathroom.

Across a pebbled driveway lies the outbuilding consisting of three rooms (70m<sup>2</sup>, 11m<sup>2</sup> and 12m<sup>2</sup>) with water and electricity already installed.

The swimming pool benefits from a new liner (3 years old) and an attractive Summer kitchen area.

The garden offers a vegetable patch and an abundance of fruit trees including fig, cherry, pear, apple and mirabelle.

## Property Features

### Additional Information

Habitable Space : 337 m <sup>2</sup>	No of Rooms Total : 11	No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 2	W.Cs : 0	Utility Room : Yes
Tax Fonciere : € 885.00	Heating : Aerothermic	Hot Water : Aerothermic	

### Construction

### Services

Year :	Type : Residential	Tele / ADSL : Yes	Drainage : Septic Tank
Roof : Good Condition	Condition : Good Condition	Glazing : Mains	Eco Features : Mains

### Grounds

### Ancillary Buildings

Land Area : 5766 m <sup>2</sup>	Boundary : Hedge and Fence
Terrace : Yes	Garden Well :
Garage : Parking in Barn	Car Port : No
Swimming Pool : Yes	
Outbuildings : BARN	

**For Further Information, please contact.**

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