



## LOT ET GARONNE.- Set of 2 houses, swimming pool, outbuildings on 5 hectares



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 523,498.25

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Laroque-Timbaut
Indicatif régional:	47340
Soumis:	31/10/2024

### Description:

On the edge of the pretty village of Laroque-Timbaut, set within a beautiful, secluded valley, with panoramic views across woodland and sunflower fields is this former fruit farm.

Accessed via a private, gated driveway this ensemble of 2 fully renovated houses, heated swimming pool, barns & stables on just over 5 Hectares of farmland, several water sources and a small vineyard.

### Main House:

Arranged over 2 levels incorporating an independent studio apartment.

### Ground Floor:

Studio apartment - lounge, independent kitchen, shower room + WC.

Bedroom 1 + en-suite corner bath, Italian shower, double vanity, WC, heated towel rail.

### Utility Room

A further storage area/ pool equipment room on this level.

### First Floor:

Bedroom 2 - built in wardrobes, study area and en-suite shower room/WC.

Bedroom 3 - Guest bedroom with views over the vines.

Shower room - walk in shower, double vanity, WC,

### Hallway

Kitchen +Lounge/Diner .Fully fitted, modern kitchen and adjoining lounge area. Godin woodburner.



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Conservatory - to the rear of the property with direct access to the pool and terrace.

Glazed veranda leads out from the kitchen to the spacious poolside Terrace.

Pool 12m x 5m, heated, chlorine.

## 2nd House:

The original stone Farmhouse has been tastefully renovated whilst retaining its original charm and now run as a successful Gîte.

Lounge, dining area, corner kitchen - wood-burner, dining area and modern fitted kitchen.

Bedroom ,separate shower-room,WC.

Potential to increase number of bedrooms in the the convertible attic.

A private garden and barbecue area for guests.

Barn - adjoining 2nd house.

Woodshed Sits separately, behind the property

Tobacco Barn for storage and with potential to be re-purposed.

Within the land a chicken house, field shelter for horses, a vegetable patch and selection of fruit trees.

Energy and consumption are becoming key purchasing points. The main house is heated and cooled with an air source heat pump.

Both houses are double glazed and also benefit from PV electric panels, which are auto consumption, so the property uses the electricity produced before it goes into the grid. A saving of almost a 1,000 Euros last year.

Situated on a sunny south eastern facing slope with pasture for horses and with 4 separate water sources the property is ideal for a small holding. The small Vineyard, currently producing 80 litres of Merlot annually.

The village is a few minutes drive, with weekly market and all day to day amenities

The local station with trains to Agen and TGV link to Paris.

Agen and large retail park a 20 minute drive. .

A beautiful area with plenty outdoor activities on offer as well as nearby theme parks and treetop adventure centre

2 Septic tanks

ADSL available.

A property well worth a Visit!

Including fees of 4.18% to be paid by of the purchaser. Price excluding fees 431 000 €. Energy class C, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1641.00 and 2220.00 €. Information on the risks to which this property is exposed is available on the Geohazards website:

## Commun

Chambres: 5

Salle de bains: 5

Pied carré fini: 225 m<sup>2</sup>



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Dimesions du lot: 51684 m<sup>2</sup>

## Energy efficiency

Consommation énergétique  
(kWh/m<sup>2</sup>/an): 172

## Building details

Parking: Oui  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/PFYR-T174000/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T174000/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1689-sr-4076

