



## Cottage with very large barn in rural area with far reaching views. Smallholding potential.



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 202,453.63

### Location

Country: France  
State/Region/Province: Occitanie  
ZIP code: 82400  
Posted: Jan 14, 2023

Description:

### Summary

The first floor with 40 m<sup>2</sup> usable space has services for a further shower/bathroom and the possibility of dividing the area into 2 bedrooms. Heating and hot water is via a log burner, water only with an immersion heater and tank. A large septic tank big enough for family use. The barn roof needs some attention. The land mostly of good arable alluvium soil, with some grazing land and a small wood. White goods, furniture and caravan included in the price.

### Location

Between Montjoi and Castelsagrat the former with a restaurant the latter with a shop, bakers, post office and bar. The nearest supermarkets are in Valence where other facilities are located e.g chemist, cinema, doctors, car repairs as well as a selection of shops.

### Access

Moissac (16 km) is the nearest railway station, about 1 hour from Toulouse. TGV at Agen. Airports found near Bordeaux, Toulouse(Easyjet) and Bergerac (Ryanair).

### Interior

Hallway leading to staircase on the right to upper floor (40 m<sup>2</sup>) plus storage space under the eaves. Bedroom to left of hallway (9 m<sup>2</sup>). Shower room with wc leading off bedroom. Living area has two french doors to outside. All doors and windows except shower room have shutters. Upstairs the present



single room has 3 windows and two Velux west facing roof windows.

### Exterior

Parking for several vehicles to the front of the cottage. Winding non-tarmac drive of approx 400m up the side of a valley slope. Good quality land to the north of the property on the lower flat land. Likewise to the south higher flat land. Grazing land to the east on sloping land to a small stream. A small wood to the south west which has been undisturbed for many years. Roe deer are known to occupy this area and possibly other wildlife.

### Additional Details

The cottage roof was replaced five years ago and ongoing work is continuing around the property as well as the roof to the barn. Planning permission has been granted to convert the barn into a single dwelling with a swimming pool to the east of the building. A new application would be advisable.

Condition: Reformed

### Common

Bedrooms: 2  
Bathrooms: 1  
Finished sq. ft.: 79 sq m  
Lot Size: 64000 sq m

### Building details

Parking: Yes

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/PFYR-T126279/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T126279/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1-ifpc41011

