



## Stunning stone house with barn, tobacco shed and pigeonier



### 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 572,831.81

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Pujols  
ZIP code: 47300  
Posted: Feb 24, 2024

### Description:

On a plot of over 1ha in the department Lot-et-Garonne, surrounded by meadows and woods, we find this unique property. This property is situated extremely quiet and peaceful, yet only 10 minutes from Villeneuve-sur-Lot with its shopping centres and hospital. Agen (TGV) can be reached in half an hour, Bergerac airport is less than an hour away.

The well-kept garden and the perfectly maintained condition of the buildings will definitely charm you. But it is the beautiful back wall in the lounge, carved into the rock, that makes this property truly exceptional. The house is heated with a central heating system on heating oil. A fireplace in the lounge and another in the kitchen provide a cosy atmosphere in winter. The house has double glazing. An alarm system has also been installed. On the ground floor are a dining room/lounge, a kitchen and a laundry room, which also has a shower. A beautiful wooden staircase leads to the mezzanine, used as an office. Also on the first floor are 3 bedrooms (10m<sup>2</sup>, 11m<sup>2</sup> and 22m<sup>2</sup>), a bathroom and a separate toilet. On the attic floor, with a floor area of 53m<sup>2</sup>, a separate accommodation has been set up, accessible from inside and directly from outside via a door at the back of the house. On this floor you will find a salon, two rooms, a toilet and a bathroom. Next to the house another barn of 50m<sup>2</sup>, connected to a tobacco barn of 65m<sup>2</sup> and a pigeonier of 9m<sup>2</sup>. These outbuildings offer many possibilities. There are a few small stone outbuildings that house, among other things, the heating and heating installation. There is a well next to the house. On the lovely, south-facing terrace, some trees provide shade in summer. The landscaped garden is also abundantly planted with trees and shrubs. Both at the front and the back of the house, you can enjoy nature and absolute peace and tranquillity. Without the slightest doubt a must for those looking



for a house full of character in anciennes pierres with a favourable energy rating, with the benefit of several outbuildings and a garden where it is good to relax, very quietly located and yet only 10 minutes from a town with all facilities.

Condition: Reformed

### Common

Bedrooms: 5  
Bathrooms: 2  
Finished sq. ft.: 226 sq m  
Lot Size: 10848 sq m

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 135

### Building details

Parking: Yes

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/PFYR-T145899/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T145899/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1708-58769

