



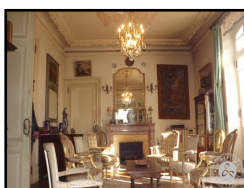
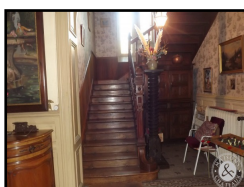
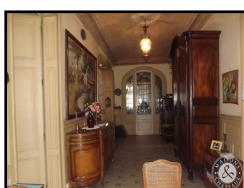
REAL ESTATE
PRESTIGE & CHARACTER



Ref : 9464PJP

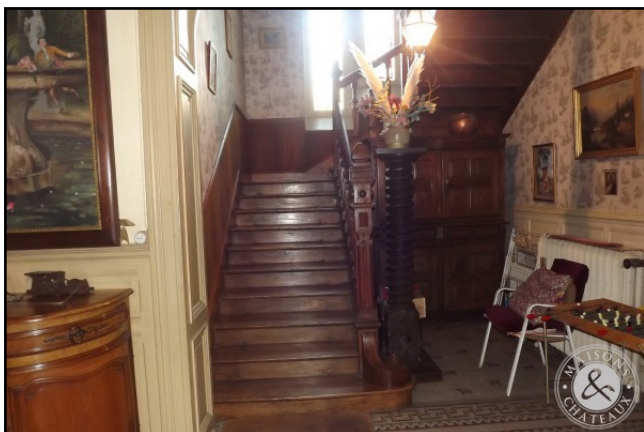
Price : 349 800 €

Location : Aquitaine / Lot et Garonne



Situated in a village of Lot-et-Garonne Maison de maitre dating back from of the 19th century of about 335 m² net living space, on basement of about 150 m². Magnificent raised ground of 4000 m². Shops and most services close by.





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Location

Living space : **335 m²**
Total potential : **420 m²**
Land surface : **4 000 m²**
Dependences : **yes**
Pool : **no**
Advantages :
Town house
Ameneties near by



Region : **Aquitaine**
Department : **Lot et Garonne**

Price : **349 800 €**

Fees to be paid by the vendor

Full description

Situated in a village of Lot-et-Garonne Maison de maitre dating back from of the 19th century of about 335 m² net living space, on basement of about 150 m². Magnificent raised ground of 4000 m². Shops and most services close by.

The property has in total 15 rooms comprising 6 bedrooms.

The interior is in keeping with its age and the materials used are of good quality.

The house offers some of its original wooden floors, lovely original beams and fire places in each room.

Ground floor : around 150 m²

Entrance Hall and corridor : 41.30 m²

Kitchen : 24.48 m²

Living room : 39.64 m²

Office : 10.69 m²

Bedroom 1 : 17.04 m²

Bathroom : 4.63 m²

Passage way : 21m²

First floor

Hallway : 40 m²

Bedroom 2 : 18.90 m²

Bathroom : 4.62 m²

Bedroom 3 : 23.10 m²

Bathroom : 3.30 m²

Bedroom 4 : 18.27 m²

Bathroom : 4.62 m²

Second floor

Hallway : 20.15m²



Bedroom 5 :17.63 m²

Bedroom 6 :19.60 m²

Office 2 :10.50 m²

Attic that could be converted : 85.16 m²

Outside :

Balcony and terrace area 25 m²

Enclosed park, 2 private entrances

possibility on a housekeeper house

The heating system is fuel, with lovely iron radiators.

The house itself is very spacious and bright inside and could make a very comfortable home.

Some interior decoration is required.

