Beautiful Estate with Cottages and Campsite

7 4 28,100m² 333m² 1



Reference
101949

Price
€595,000

Location
Dausse

Description
This charming estate, located between the departments of Tarn-et-Garonne and Lot-et-Garonne near Penne-d'Agenais, sits on nearly 3 hectares with stunning valley views. It includes a 200 m² farmhouse, three holiday cottages, a campsite with about a dozen pitches, a large barn, and a swimming pool. The property combines charm and mature landscaping with modern comforts such as heat pump heating, photovoltaic panels, and fiber internet. Ideal for tourism, it offers strong potential to operate gîtes and camping while enjoying a peaceful lifestyle in Southwest France.





Features
Turnkey property
Beautiful setting
Nature and calm



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General

Rooms: 7

Pool: 1

Living area: 333m²

Land area: 28,100m²

DPEScore: D (234kWhEP/m²/an)

GESScore: D (7kgCO2/m²/an)

Property tax: €2,167

Layout living area

Main house 199.6 m²

Entrance : 3 m²

Living room: 57 m² Underfloor heating and wood stove, tiled floor, dining room and kitchen with large fitted central island. Adjoining pantry

Veranda: 16 m² with magnificent views

Office: 10 m² with wood-burning stove

Bathroom: 6.6 m² with double vanity, shower, and toilet

Bedroom : 18 m² with parquet flooring and a door to the terrace

Attic: 45 m² (to be finished)

Bedroom: 15 m² , new, in the attic

Bedroom: 24 m², new, in the attic

Bathroom: 5 m² , new, in the attic

Cottage 52 m²

Living room : 27 m² with kitchen, lounge, wood-burning stove, parquet flooring, and kitchenette

Bedroom: 8 m² with en-suite shower room

Bathroom: 5 m²

Bedroom: 12 m² with parquet flooring

Tournesol cottage, 51.6 m²

Living room: 24 m²: Parquet flooring, wood-burning stove, kitchenette

Bedroom: 24 m²: With air conditioning, exposed stone walls and parquet flooring

Bathroom: 3.6 m²

Chalet 30 m²

Room: 26.6 m² studio with kitchenette and living area

Bathroom : 3.4 m²

Outbuildings

Barn : (roof redone 6 years ago)
Carport 85 m² with bar and sink for washing dishes
Workshop with mezzanine 100 m²

Cellar under the house : 50 m²