Magnificent stone house with swimming pool and barns

5 2 13,670m² 215m² 1



Reference
95256

Price
€499,800

Location
Temple sur Lot

Description
Located in Lot-et-Garonne, just minutes from a lively village with all amenities, this beautiful family home offers the perfect balance between village life and the peace of the countryside. The carefully restored stone house features five bedrooms, spacious living areas, an outbuilding with a studio, a swimming pool, and several terraces. The property also includes a former tobacco barn, a stone barn with development potential, and over one hectare of land with garden, orchard, and fenced meadow. Close to Villeneuve-sur-Lot and Agen, this charming and authentic property is ideal for family living or a hospitality project in the South of France.





Features
Close to lively village
Charming restoration
Beautiful barns



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General

Rooms: 5

Pool: 1

Living area: 215m²

Land area: 13,670m²

DPEScore: D (160kWhEP/m²/an)

GESScore: D (35kgCO2/m²/an)

Property tax: €1,837

Living area 215 m²

Ground floor

Entrance: 16.4 m² Terracotta flooring

Living room: 25.6 m² Tiled flooring, pellet stove

Dining room/kitchen: 27 m² Tiled flooring, view and terrace access

Bedroom 1: 13 m² Terracotta flooring

Bedroom 2: 12.4 m² Parquet flooring

Laundry room: 8 m² Access to covered terrace

Bathroom: 4 m²

First floor

Mezzanine: 30 m²

Bedroom 3: 12.6 m² Attic space

Bedroom 4: 12.6 m²

Bedroom 5: 25 m² With dressing room and parquet flooring

Bathroom: 8.4 m² Bath, shower, and double sink

Outbuildings