

## Stone property with outbuildings on 1,3 ha

In a village close to Lectoure, charming stone property with nice outbuildings : covered summer living room of 75 m2 that you will especially enjoy during the long summer evenings to welcome your friends and family, a 42 m2 studio for your friends, a summer kitchen, a 115 m2 barn, a 24 m2 workshop area, a convenient space of 46 m2 next to the house turned into an utility room, dressing room, heating room.

A large corridor leads you onto a large kitchen with a dining area, a cosy sitting room with a fire place equipped with a wood burner, 3 bedrooms, 2 bathrooms, 2 toilets.

The 90 m2 loft has been turned into a study, a library and a dormitory. Sanitation micro station.

Very pretty land of 1,30 ha with a well.

### Fiche technique

<b>Référence</b>	19235
<b>Type</b>	House
<b>Prix</b>	399 000 €
<b>Localisation</b>	
<b>Surface</b>	Environ 300 m <sup>2</sup>
<b>Surface terrain</b>	Environ 10030 m <sup>2</sup>
<b>Nombre de pièces</b>	6
<b>Caractéristiques</b>	Dépendances, Puits, Terrain, Terrasse

