

Price on request

For sale property

16 rooms

Surface : 590 m²

Surface of the land : 2239 m²

View : Jardin

Hot water : Electrique

Inner condition : to renovate

External condition : good

Couverture : tiles

Features :

Lot de 2 maisons, downtown, Garage de 57m² avec porte..., Multiples projets réalisables, Habitable en plain-pied, Terrasses avec point de vue, Pigeonnier, Toitures en très bon état, Accès multiples

10 bedroom

2 terraces

3 bathrooms

1 shower

4 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

01/11/2025 - Prix T.T.C



Property 4078TI Fauillet

Property complex of 590 m² of living space on an enclosed plot of approximately 2300 m², with a lot of two separate houses but both connected by a large terrace. The lot includes a main house of 340 m² and a second house divided into separate living spaces and an indoor swimming pool, dovecote, and a garage with daycare centers on the ground floor. The main house, very spacious, is composed on the ground floor of a large entrance hall, a bright living room of 37 m², a separate kitchen opening onto the exterior, two bedrooms, a bathroom, a separate toilet, and a hallway with cupboards. Upstairs, a central corridor leads to five bedrooms, a shower room with WC, a mixed bathroom, a second WC with washbasin, and gives access to a vast panoramic terrace, ideal for enjoying the view of the countryside. The second house is organized on two levels: On the ground floor, a large space housing a non-functional indoor swimming pool, with technical room, shower, WC and boiler room (heat pump + old oil boiler). This space can be redesigned according to your needs: studio, gym, wellness area, etc. Upstairs, a self-contained apartment comprises an entrance hall, a living/dining room, a fitted kitchen, three bedrooms, a bathroom, a separate toilet, and a



electricity meter for the whole thing. The heating system is outdated (old oil boiler + heat pump to be overhauled). Electrical installation to be brought up to standard. 1 microstation for the whole thanks to its volumes, its multiple accesses, its exteriors and its peaceful environment, this property lends itself to numerous projects: main residence, rental activity, but also organization of receptions, intimate weddings, private events, training courses, or even wellness retreats. Your commercial agent registered with the RSAC of Agen under number 851 388 330

Fees and charges :