

## Price on request

### Contact agency

#### Instinct Immobilier

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### For sale farm

6 rooms

Surface : 130 m²

Surface of the living : 22 m²

Surface of the land : 3000 m²

Year of construction : 1925

Hot water : Electrique

Inner condition : NEW

External condition : GOOD

Couverture : slate

### Features :

grange 1 de 158 m², grange 2 de 106 m², grange 3 de 40 m², appents 52 m², atelier de 10 m², double glazing, grange 4 de 36.6 m², grange 5 de 27.3 m², poulailler de 20m²

3 bedroom

1 bathroom

1 shower

1 WC

2 garage

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel



## Farm 23 Pouldergat

**PRICE REDUCTION** Discover this beautiful partly renovated farmhouse. The main house combines old-world charm with the comforts of modern living. Nestled in a peaceful setting, this property flourishes amid a stunning landscaped garden of over 3,000 m², adorned with trees and flowers. Let's start by entering the main house. On the ground floor: living room 20.30 m², dining room 22 m², equipped kitchen 12.5 m², veranda 4 m² with potential for extension, laundry room 4 m² with adjoining toilet, bathroom with shower 4.5 m², bedroom 11.7 m², Upstairs: landing with two bedrooms Outside: barn with upper floor of 158 m², lean-to of 52 m², second barn of 106 m², third barn of 40 m² to be restored, small workshop of 10 m², another building of 36.6 and 27.3 m², chicken coop of 20 m² All set on 3,000 m² of land A rare property on the market, with undeniable charm, perfect for a family seeking space and nature, for a green lifestyle project or as a rental investment, just a stone's throw from amenities. A home that captivates as much by its soul as by its size and potential. A visit is a must to be swept away by the magic of the place

Fees and charges :

