

Price on request

Contact agency

Tonneins Immobilier

8 Avenue Charles de Gaulle

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For sale farm

6 rooms

Surface : 225 m²

Surface of the land : 3700 m²

Exposition : Plein sud

View : Sans vis à vis

Hot water : Fuel

Inner condition : renovated

External condition : GOOD

Couverture : Tuiles en très bon état

Features :

Aucun vis-à-vis, Havre de paix, Piscine 8*4m, 4 bedrooms, Suite, double glazing, Assainissement neuf, Toiture en très bon état, GARAGE, Appentis camping-car

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

10 parkings

Document non contractuel



Farm 4092TI Clairac

Here, time seems to stand still. No neighbors, no fences... just the horizon, the fields, and that feeling of complete freedom. Life here follows the rhythm of the seasons, a rare place for those seeking more than just a house... a lifestyle... while staying close to amenities: Tonneins is 7 km away, Clairac 4 km. The building, a stone farmhouse worn gracefully by time, has been lovingly renovated by its various owners. You'll find its cradles, exposed beams, its soul... but also today's comforts. The land, approximately 3700m², generous and open, makes the garden a lively place: ancient trees, vibrant flowers, sun-soaked fruit trees, vegetable garden. All perfectly maintained thanks to exceptional green fingers and a well to water this little world. A large covered south-facing terrace welcomes your summer meals and relaxation with a view of the 8x4 m chlorine pool, edged with travertine stone decking and equipped with a solar shower. A 30 m² garage, a lean-to for a motorhome or boat, as well as a spacious parking area complete the property. A little further on, an east-facing terrace invites you to enjoy breakfast overlooking the fields... or to unwind in the warmth of a jacuzzi at dusk. Inside, the rooms exude warmth and friendliness: On the ground floor, an elegant and modern kitchen with matte black cabinets, a 45 m² dining room with a wood stove and opening onto the mezzanine with its beautiful wrought iron railings, and a cozy 20 m² living room with an insert fireplace. Three generously sized bedrooms, a



distributor + insert, rarely used oil central heating except for hot water, wooden double-glazed windows, recent sanitation system (microstation less than 3 years old), roof in excellent condition, facade entirely lime-jointed...

Fees and charges :