# Peaceful Country House on over 2.5 Hectares

5 1 26,345m² 164m²



**Reference**
97954

**Price**
€212,000

**Location**
Cuzorn

**Description**
Located in Lot-et-Garonne, this charming country house offers a peaceful natural setting, surrounded by woods and organic crops. Just 10 minutes from Fumel and 13 minutes from Monsempron-Libos train station, the ground floor features a south-facing veranda, a living-dining area with open kitchen, two bedrooms, an office, and a laundry room with access to a workshop and a 100 m² covered storage/garage. Upstairs, there are two attic bedrooms. The 2.6-hectare plot includes woods, orchard, and vegetable garden. Double-glazed windows and a wood-burning stove provide comfort. The property is ready to live in and offers great potential for development.





**Features**
Surrounded by nature
Calm environment
Big potential



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## General

Rooms: 5

Living area: 164m²

Land area: 26,345m²

DPEScore: E (240kWhEP/m²/an)

GESScore: B (7kgCO2/m²/an)

Property tax: €0

## Living area 164 m²

***Ground floor***

Veranda: 24 m² Natural stone flooring

Kitchen: 16 m² Wood-burning stove, wooden parquet flooring

Living room: 30 m²

Bedroom: Wooden floor

Bathroom: 3.5 m² Sink, shower (dry toilet in the barn)

Office: 17 m²

Bedroom: 9 m²

Bedroom: 9 m²

Adjoining barn/laundry room: 6 m²

***First floor***

Bedroom: 12 m²

Bedroom: 24 m²

***Outbuildings***

Barn: 70 m²

Workshop: 35 m²

Carport: 120 m²