Spacious Classic Family Farmhouse

4 4 28,302m² 360m²



Reference
79605

Price
€520,000

Location
Lavit de Lomagne

Description
Located on the border of Gers and Tarn-et-Garonne, this authentic and bright family home combines charm and modern comfort. It features four bedrooms, four bathrooms, an architect-designed kitchen, three wood-burning stoves, and a covered terrace perfect for outdoor dining. The 2.8-hectare gently sloping, tree-filled plot offers panoramic countryside views and potential for a swimming pool. Additional amenities include a workshop, a two-car carport, and a leisure space. Surrounded by nature and in a peaceful setting, this fully furnished property is an ideal haven for family living or hosting guests in the heart of Southwest France.





Features
Authentic
Countryside views
Well maintained



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General

Rooms: 4
Terrace: 30m²
Living area: 360m²
Land area: 28,302m²
DPEScore: D (175kWhEP/m²/an)
GESScore: D (41kgCO2/m²/an)
Property tax: €2,929

Layout 360 m²

Ground floor
Hall: (47 m²) - terracotta flooring
Living room 1: 40,2 m²- terracotta flooring
Living Room 2 /dining room: 34,8 m² - terracotta flooring
Snug: 26,4 m² - terracotta flooring
Kitchen/dining room : 42,8m² – wooden floor - terrace access
Buanderie/ Laundry room: 7, 8m²
Bathroom: – Shower- washbassin (3m²)
First floor
Landing : 22.7 m²
Master Bedroom 1: 26 m² – en-suite, fitted wardobes
Bathroom: 19,4 m² - Shower, bath, double sink, WC
Bedroom 2: Office (14,8 m²) –11, 81 m² (standing height)
Bathroom : 10 m² - bath, WC, sink –7 m² (standing height)
Bedroom 3 : 25 m² - 19,7 m² (standing height)
Dressing/Office: 10 m² – only accesible from bedroom 3
Bedroom 4: 28.6 m² – (19,8 m² standing height) – en-suite
Bathroom : 9 m² -Shower, sink, WC – (4,3 m² standing height)