

MAGNIFICENT 18TH CENTURY FARMHOUSE

Price : € 795.000



Rooms : 6 **Bedrooms :** 4 **Bathrooms :** 1 **Sqft :** 135 m² **Type :** House
Views : Hills, Sky **Land Area :** 200000m² **Reference ID :** 2194 / 2194

Discover this old farmhouse in Cotignac, a real treasure nestled in the heart of nature, offering almost 20 hectares of land to exploit. With a surface area of approximately 135 m², this property has exceptional potential for those who dream of creating their haven of peace. Imagine renovating this farmhouse to make it a place in your image, while respecting current standards. Benefit from a certificate of attestation allowing you to cultivate approximately 7 hectares of organic wine and almost 9 hectares for organic agricultural products, such as fruit trees and fresh vegetables. Upon entering, you will be greeted by a warm kitchen that opens onto a dining room and a living room with fireplace, perfect for convivial moments with family or friends. Upstairs, you will find three spacious bedrooms and a bathroom, offering comfort and privacy. This property also includes a separate studio, ideal for welcoming your guests, as well as a garage and outbuildings, such as sheds and ruins, offering many possibilities for development. Don't miss this unique opportunity to acquire a charming farmhouse, surrounded by the beauty of nature. Transform this property into a magnificent life project, where organic farming and tranquility rhyme with quality of life. Your country dream starts here!

Features :

Fireplace Internet Well drilling Optical fiber

SAS astrid segaar immobilier
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IBAN : FR76 1460 7003 8760 1217 2279 814
BIC : CCBPFRPPMAR
TVA intracommunautaire : FR28752484360
SIRET : 752 484 360 00017 – SAS capital de 1000 €

Area`s:

| | | | |
|----------------|---------------|-----------|---------------|
| 1 Entrance | 1 Dining room | 1 Kitchen | 1 Living-room |
| 1 Bedroom | 1 Bedroom | 1 Bedroom | 1 Bathroom |
| 1 Garage | 1 Outbuilding | 1 Studio | 1 Study |
| 1 Storage room | 2 Barn | 1 Land | |

Nearby:

| | | | |
|----------------------|----------------------|--------------------------|-------------------|
| Airport (90 minutes) | Highway (30 minutes) | Town centre (10 minutes) | Lake (40 minutes) |
| Beach (60 minutes) | | | |

Energy - Conventional consumption Class : F
Energy - Emissions estimate Class : C

Energy - Conventional consumption : 386 kWh/m².year
Energy - Emissions estimate : 13 kg éqCO₂/m².year



See more

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