

# MAGNIFICENT 18TH CENTURY FARMHOUSE

Price : € 795.000



<b>Rooms :</b> 6	<b>Bedrooms :</b> 4	<b>Bathrooms :</b> 1	<b>Sqft :</b> 135 m <sup>2</sup>	<b>Type :</b> House
<b>Views :</b> Hills, Sky	<b>Land Area :</b> 200000m <sup>2</sup>	<b>Reference ID :</b> 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 m<sup>2</sup>, 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!

Possible to buy this property on approx 3000 m<sup>2</sup>..price 455000€  
Please contact us

## Features :

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 €

Fireplace

Internet

Well drilling

Optical fiber

**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/m<sup>2</sup>.year

Energy - Emissions estimate : 13 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

<https://www.astridsegaar-immobilier.fr/listing/magnificent-18th-century-farmhouse-85455850>