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## Character 6 bed Countryside house for sale in Lot-et-Garonne

Fumel , Lot-et-Garonne , Nouvelle Aquitaine



**€382,000**

inc. of agency fees

6 Beds      220 sqm      1 ha

Superb stone property with dovecote, located in the countryside with an independent apartment swimming pool and garage all...

### At a Glance

**Reference** MFH-LOT01592

**Bed** 6

**Land** 1 ha

**Near to** Fumel

**Pool** No

**Price** €382,000

**Hab.Space** 220 sqm

**Land Tax** N/A

### Property Description

Superb stone property with dovecote, located in the countryside with an independent apartment swimming pool and garage all on land in the prairie with a total capacity of approximately 1 ha. Quiet situation: 2 km from a large center with all trade in lot et garonne (47500). House of 220 m<sup>2</sup> arranged mainly on one level: 6 bedrooms, 2 living rooms, 2 kitchens, 1 bathroom, 1 shower room, 2 separate wcs, pantry, boiler room and garage. Ground floor: entrance via a large covered and paved terrace: an entrance, tiled floor: a large living room / living room (about 50m<sup>2</sup>), fireplace + insert, tiled floor, exposed beams, 3 french windows opening onto the large covered terrace and paved facing south. A fully equipped kitchen, double sink, wall and floor units, household appliances, tiled floor, a window and a french window. One bedroom, tiled floor and a french window opening onto the terrace. A bedroom, floating parquet floor and a french window. A bedroom, carpeted floor and a window. A bathroom, bath, shower cubicle, 2 washbasins on cupboard, tiled floor and a window. A bedroom, built-in cupboard, floating parquet floor and a french window. Separate wc with washbasin, tiled floor and a window. A garage for one vehicle, a cellar with boiler room and wine cellar. 1st floor: access by an independent internal staircase. One bedroom, floating parquet floor, exposed beams and a french window. An independent apartment comprising living room, kitchen, bedroom, shower room and wc. Oil central heating + hot water production? Fireplace + insert? Double glazing - cumulus water heater? Septic tank. Swimming pool: a beautiful swimming pool of 12m x 6m, paved beach, liner, chlorine and local swimming pool. Superb business. To seize.

Summary

Property type:	Countryside house
Bedrooms:	6
Price	€382,000

Key Information

Year Built:	1800
Internal Area:	220 sqm
Land Area:	1 ha

Location: Nouvelle Aquitaine



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**S. and L. BROWN**



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