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## Character 4 bed House for sale in Lot Pradines , Lot , Occitanie



# €268,000

inc. of agency fees

4 Beds      122 sqm      0.12 ha

Pretty contemporary house with pigeonnier, built on one level, set in 1187 m2 enclosed garden with trees. Quiet location: very close from a village with shops in the valley of the river lot (46 090)....

### At a Glance

**Reference** MFH-LOT02121

**Bed** 4

**Land** 0.12 ha

**Near to** Pradines

**Pool** No

**Price** €268,000

**Hab.Space** 122 sqm

**Land Tax** N/A

### Property Description

Pretty contemporary house with pigeonnier, built on one level, set in 1187 m2 enclosed garden with trees. Quiet location: very close from a village with shops in the valley of the river lot (46 090).

house of 122 m2 built principally on one level and over cellar :  
lounge, kitchen, 4 bedrooms, 2 shower rooms, 2 wcs, cellar.

ground floor:

large cellar with boiler room.

garden level:

6. 53 m<sup>2</sup> entrance hall.

30. 63 m<sup>2</sup> lounge, fireplace + insert.

a 8. 80 m<sup>2</sup> corridor.

kitchen of 13. 84 m<sup>2</sup>, double sink, wall and floor cupboards.

2 bedrooms (10. 62 m<sup>2</sup> and 11. 79 m<sup>2</sup>) with built-in cupboards.

3. 83 m<sup>2</sup> shower room with shower cabin, washbasin and washing machine connection.

wc of 1. 2 m<sup>2</sup>.

a 13. 51 m<sup>2</sup> bedroom, built-in cupboard and ensuite 8. 05 m<sup>2</sup> shower room, italian shower, double washbasin, bidet, wc.

first floor: access by inside wooden staircase

12. 56 m<sup>2</sup> bedroom.

fireplace + wood burner - gas central heating - reversible air-conditioning - double glazing - electric hot water boiler \_ mains drainage.

## Summary

Property type:	House
Bedrooms:	4
Price	€268,000

## Key Information

Year Built:	1970
Internal Area:	122 sqm
Land Area:	0.12 ha

## Location: Occitanie



## Gallery













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