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Character 4 bed Countryside house for sale in Lot

Montcabrier , Lot , Occitanie



€299,000

inc. of agency fees

4 Beds 150 sqm 1.93 ha

Superb stone property with outbuildings on 2ha 12a 95ca of wooded land. Lovely location with no neighbours: 7 km from a tourist...

At a Glance

Reference MFH-LOT02125

Near to Montcabrier

Price €299,000

Bed 4

Pool No

Hab.Space 150 sqm

Land 1.93 ha

Land Tax N/A

Property Description

Superb stone property with outbuildings on 2ha 12a 95ca of wooded land. Lovely location with no neighbours: 7 km from a tourist village with all shops in the valley of the river lot (46 700).

house of 150 m2 fitted on 2 levels: lounge, kitchen, 3 bedrooms, shower room, wc.

ground floor:

a large 54. 68 m2 lounge, fireplace, tiled floor.

a 15. 07 m2 kitchen, sink, walls and floor cupboards, built-in cupboard, exposed beams, wooden floor.

a 1. 56 m2 corridor, floor covered with linoleum.

a 1. 31 m2 wc, tiled floor.

a 9. 16 m2 shower room, italian shower, washbasin on cupboard, washing machine connection, wooden floor.

1st floor: access by an inside wooden staircase or by an outside stone staircase.

a 5. 01 m2 corridor, wooden floor.

a 14. 51 m2 bedroom, fireplace, built-in cupboard, parquet floor.

a 13. 8 m2 bedroom, parquet floor.

a 19. 77 m2 bedroom, built-in cupboard, washbasin, parquet floor.

a separate 14. 12 m2 bedroom, wooden floor.

attic can be converted.

wood-fired heating - double glazing electric hot water boiler - septic tank.

outbuildings: a 112 m2 stone barn with a cellar and a convertible room on 2 levels + wood shed, 2 lean-to buildings and horse box.

adjoining the house is a room used as a boiler room and a workshop with 2 rooms of 6. 62 m2

and 5.39 m², one of which has a sink.

a well.

Summary

Property type:	Countryside house
Bedrooms:	4
Price	€299,000

Key Information

Year Built:	1800
Internal Area:	150 sqm
Land Area:	1.93 ha

Location: Occitanie



Gallery









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S. and L. BROWN



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