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## Character 4 bed Countryside house for sale in Lot

Montcabrier , Lot , Occitanie



**€281,000**

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** €281,000

**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 m<sup>2</sup>, one of which has a sink.

a well.

### Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 4                 |
| Price          | €281,000          |

### 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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