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Character 4 bed Countryside house for sale in Lot

Duravel , Lot , Occitanie



€478,000

inc. of agency fees

4 Beds 1 Baths 188 sqm 5.4 ha

Superb stone property with swimming pool and outbuildings on land of 5 ha 39 a 50 ca. location on the banks of the river...

At a Glance

Reference MFH-LOT02136
Bed 4
Land 5.4 ha

Near to Duravel
Bath 1
Pool No

Price €478,000
Hab.Space 188 sqm
Land Tax N/A

Property Description

Superb stone property with swimming pool and outbuildings on land of 5 ha 39 a 50 ca. location on the banks of the river lot. 3km from a magnificent village with all amenities in the lot valley (46700).

a house of 188 m² built on 3 floors: lounge, kitchen, 4 bedrooms, study, laundry boiler room, pantry.

ground floor: a 4.62 m² entrance, tiled floor. A 3.1 m² shower room, shower cabin, washbasin, wc, tiled floor. A 3.98 m² pantry, tiled floor. A 23.32 m² kitchen, walls and floor cupboards, central island, granite work surfaces and splash backs, double sink, domestic appliances, tiled floor. A 49.51 m² lounge, fireplace + wood burner, exposed stones, tiled floor. A 15.88 m² laundry/boiler room. 1st floor: access by an inside oak staircase or outside stone staircase: a 17.58 m² landing/study, a french-window opening onto a covered terrace, tiled floor. 2 bedrooms of 15.86 m², 12.14 m², one with built-in cupboard, tiled floor. A 3.77 m² corridor, tiled floor. A 11.21 m² bedroom, tiled floor. An 8.59 m² bathroom, corner bath, shower cabin, 2 washbasins on cupboard, tiled floor. A 1.57 m² wc, tiled floor. 2nd floor: access by an inside ash staircase a 16 m² bedroom, exposed roof beams, wooden floor. Attic can be converted.

fireplace polyflam + gas central heating + hot water production - double glazing - 2 septic tanks.

outbuildings: an 11 x 5.5 m chlorine swimming pool, liner, tiled decking around, pool house. A barn comprising a 44.93 m² workshop and a 64 m² pool pumphouse, a large 232 m² stone barn comprising a 10.86 m² room, a 105 m² garage, a 53.19 m² room and a 62.22 m² shed.

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€478,000

Key Information

Year Built:	1800
Internal Area:	188 sqm
Land Area:	5.4 ha

Location: Occitanie



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