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# Character 3 bed House for sale in Lot

Pescadoires, Lot, Occitanie



€493,500

inc. of agency fees

**3** Beds **232** sqm **0.43** ha

Superb stone property with swimming pool and outbuildings on 4338 m2 land. countryside location. At 3km from a beautiful...

#### At a Glance

**Reference** MFH-LOT02137 **Near to** Pescadoires **Price** €493,500

Bed 3 Pool No Hab.Space 232 sqm

Land Tax N/A

**Property Description** 

Superb stone property with swimming pool and outbuildings on 4338 m2 land. countryside location. At 3km from a beautiful village with all amenities in the tourist valley of the lot (46700).

house of 188 m2 fitted principally on one level: lounge, kitchen, 3 bedrooms, study/mezzanine, 2 shower rooms, 2 wcs, utility room, cellar, garage, attached barn.

### garden level:

- a 10. 9 m2 entrance hall, travertine floor.
- a 2 m2 wc.
- a 62. 25 m2 lounge, fireplace + wood burner, exposed framework, tiled floor.
- a 33. 75 m2 study on mezzanine, exposed framework, a french-window opening on to a terrace, wooden floor.
- a 18. 5 m2 kitchen, walls and floor cupboards, double sink, domestics appliances, tiled floor.
- 4. 62 m2, tiled floor.
- a 8.7 m<sup>2</sup> utility room, built-in cupboard, tiled floor.
- a 33. 5 m2 games room cellar, tiled floor.
- a 10. 4 m<sup>2</sup> corridor, travertine floor, 2 built-in cupboards.
- a 3.7 m2 shower room, italian shower, washbasin on cupboard, tiled floor.
- 2 bedrooms of 14. 15 m2 and 11. 36 m2, one with built-in cupboard, tiled floor.
- a 11. 55 m2 bedroom ensuite with 5 m2 dressing room, tiled floor.
- a 6. 25 m2 shower room, italian shower, 2 washbasins on cupboard, wc, towel rail, tiled floor. an attached 130 m2 barn.
- an attached 48 m2 garage.
- a 28 m2 carport.

fireplace + wood burner - oil central heating + electric heating + electric hot water - double glazing - septic tank (2016) - automatic watering.

outbuildings: $11 \times 5$ m heated saltwater swimming pool, liner, paved decking, pool shelter with
shower.
a well.

Summary

Property type: House

Bedrooms: 3

Price €493,500

**Key Information** 

Year Built: 1800

Internal Area: 232 sqm

Land Area: 0.43 ha

**Location: Occitanie** 



# Gallery























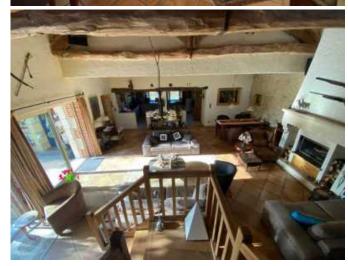


















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#### S. and L. BROWN



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