

[Click to view MFH-LOT02142](#)

Character 3 bed Farmhouse for sale in Lot

Puy-l'Évêque , Lot , Occitanie



€395,000

inc. of agency fees

3 Beds 207 sqm 16.64 ha

Superb stone property comprising a residential house, a gite, an outdoor and indoor pool on a plot of 16 ha 63 a 61 ca. Location...

At a Glance

Reference MFH-LOT02142

Near to Puy-l'Évêque

Price €395,000

Bed 3

Pool No

Hab.Space 207 sqm

Land 16.64 ha

Land Tax N/A

Property Description

Superb stone property comprising a residential house, a gîte, an outdoor and indoor pool on a plot of 16 ha 63 a 61 ca. Location in the countryside without neighbors. 5 km from a village with all shops in the tourist lot valley. (46700). 188 m² home on 2 levels: living room, kitchen, mezzanine, 2 bedrooms, 2 shower rooms, 2 toilets, 2 dressing rooms, laundry room, cellar.

ground floor: a living room of 74.53 m², fireplace, jacuzzi, exposed stone, exposed framework, tiled floor; a 14.67 m² kitchen, sink, upper and lower units, bread oven, tiled floor. A 20m² mezzanine. A clearance of 8 m², tiled floor. A 2 m² wc, sink on cabinet, tiled floor. A garage for 2 vehicles of 45 m². A large covered and tiled terrace. Garden level: access via an internal elevator a corridor of 25.97 m². A 2.03 m² wc, washbasin on cabinet, tiled floor. A bedroom of 22.8 m², exposed framework, tiled floor then shower room of 6.11 m², shower cubicle, sink on unit, tiled floor then dressing room of 4.77 m², tiled floor. A bedroom of 26.68 m², walk-in shower, washbasin on cabinet, tiled floor then dressing room of 6.67 m², washing machine connection, tiled floor. A 75 m² cellar. Air-water heat pump heating? Reversible air conditioning + fireplace + double glazing? Thermodynamic electric hot water heater with photovoltaic panels? Smart flowers for electricity production - septic tank dependencies: a 19.18 m² gîte, shower cubicle, sink, wc, wooden floor, reversible air conditioning. An outdoor swimming pool of 10 x 6 m. A 57 m² stone building with a 4x4 m indoor swimming pool.

Summary

Property type:	Farmhouse
Bedrooms:	3
Price	€395,000

Key Information

Year Built:	1800
Internal Area:	207 sqm
Land Area:	16.64 ha

Location: Occitanie



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved