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## Character 5 bed Countryside house for sale in Lot

Sérignac , Lot , Occitanie



**€393,600**

inc. of agency fees

5 Beds    1 Baths    165 sqm    9.82 ha

Superb property including a stone and log house, a wooden gite, a wooden reception hall with bar on 9ha 81a 58ca of land....

### At a Glance

**Reference** MFH-LOT02145  
**Bed** 5  
**Land** 9.82 ha

**Near to** Sérignac  
**Bath** 1  
**Pool** No

**Price** €393,600  
**Hab.Space** 165 sqm  
**Land Tax** N/A

### Property Description

Superb property including a stone and log house, a wooden gite, a wooden reception hall with bar on 9ha 81a 58ca of land. Quiet country location in a bucolic setting. 10 km from a medieval tourist village with all amenities (46700).

house of 138 m2 fitted on one level: 4 bedrooms, study, bathroom, wc, lounge, living room - kitchen, utility room.

garden level :

a 38. 24 m2 lounge/kitchen, wood burner, floor and wall units, sink, exposed beams, tiled floor.

a 39. 31 m2 lounge, wood burner, exposed stones, exposed framework, tiled floor.

a 6. 51 m2 corridor, tiled floor.

4 bedrooms of 10. 27 m2, 10. 08 m2, 9. 94 m2 and 9. 79 m2, tiled floor.

a 6. 2 m2 study/dressing room, tiled floor.

a 6. 02 m2 bathroom, bath, italian shower, 2 washbasins on cupboard, tiled floor.

a 1. 75 m2 wc, tiled floor.

a separate adjoining utility room.

a large covered terrace.

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

outbuildings: a 27. 35 m2 wooden gîte, 19. 47 m2 living room/kitchen, 4. 16 m2 bedroom area, 3. 72 m2 shower room with toilet.

a wooden reception hall that can accommodate 180 peoples.

2 wooden sheds.

### Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	1
Price	€393,600

### Key Information

Year Built:	1800
Internal Area:	165 sqm
Land Area:	9.82 ha

### Location: Occitanie



## Gallery









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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 calling off period has expired. It takes an average of three months to buy a property in France.

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