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## Character 3 bed House for sale in Lot

Goujounac , Lot , Occitanie



**€499,000**

inc. of agency fees

3 Beds      208 sqm      0.79 ha

Superb contemporary house of good standing with swimming spa, double garage and garden of 7909 m2. Dominant position with...

### At a Glance

**Reference** MFH-LOT02147

**Bed** 3

**Land** 0.79 ha

**Near to** Goujounac

**Pool** No

**Price** €499,000

**Hab.Space** 208 sqm

**Land Tax** N/A

### Property Description

Superb contemporary house of good standing with swimming spa, double garage and garden of 7909 m2. Dominant position with open views: 10 km from a medieval tourist village with all amenities (46250).

house of 208 m2 on 3 levels: 3 bedrooms, 2 shower rooms, 3 wcs, 2 living rooms - kitchens, mezzanine, double garage, laundry room, workshop, boiler room, 2 cellars, dressing room.

garden level :

a 19.5 m2 lounge/kitchen, floor cupboards, sink, stone floor.

a 20 m2 hall, stone floor.

a 15 m2 bedroom, stone floor.

a 6.5 m2 cellar, tiled floor.

a 7 m2 shower room, italian shower, washbasin on cupboard, stone floor.

a 2 m2 wc, washbasin, stone floor.

a 61.5 m2 double garage with workshop area, washing machine connection.

a 9 m2 boiler room.

a separate 18.5 m2 room for storage.

ground floor: access on one level or by inside staircase.

a 4 m2 entrance, stone floor.

a 45 m2 lounge, exposed framework, stone floor.

a 10 m2 kitchen, walls and floor cupboards, sink, domestics appliances, stone floor.

a 4 m2 corridor, stone floor.

a 17 m2 bedroom, stone floor with ensuite 9.5 m2 dressing room, stone floor.

a 6 m2 shower room, italian shower, 2 washbasins on cupboard, wc, stone floor.

a 2.5 m2 utility room, washing machine connection, stone floor.

a 2 m2 wc, stone floor.

a 65 m2 covered terrace, stone floor.

1st floor: access by an inside staircase.

a 21 m<sup>2</sup> mezzanine, wooden floor.

a 17.5 m<sup>2</sup> bedroom

underfloor heating with wood boiler - reversible air conditioning - water heating with wood or photovoltaic panels - double glazing - photovoltaic panels for electricity production - water softener - septic tank.

outbuildings: 4 x 2.5 m swimming spa, bromine.

a separate double garage.

Summary

Property type:	House
Bedrooms:	3
Price	€499,000

Key Information

Year Built:	2014
Internal Area:	208 sqm
Land Area:	0.79 ha

Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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