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## Character 4 bed House for sale in Lot

Montcabrier , Lot , Occitanie



**€508,800**

inc. of agency fees

4 Beds 1 Baths 250 sqm 0.93 ha

Large and comfortable contemporary styled house (built in 2002), of very good standing with pool. All on a beautiful enclosed...

### At a Glance

**Reference** MFH-LOT02149

**Near to** Montcabrier

**Price** €508,800

**Bed** 4

**Bath** 1

**Hab.Space** 250 sqm

**Land** 0.93 ha

**Pool** No

**Land Tax** N/A

### Property Description

Large and comfortable contemporary styled house (built in 2002), of very good standing with pool. All on a beautiful enclosed garden for a total of 9335 m<sup>2</sup>. Very nice situation, in the countryside. At the gates of the bourianne. Only 5km from the local village with shops and tourists in the beautiful valley of the lot. (46700).

housing mainly furnished on one level (250m<sup>2</sup>) elevated on a large garage half-buried and large cellars. 4 bedrooms, 2 shower rooms, 1 bathroom, 2 wc, a large fully equipped kitchen, a large living room and lounge with fireplace, sitting room, a wine cellar and laundry room, dressing

ground floor: a tiled and covered terrace.

a spacious entrance hall 10, 88 m<sup>2</sup>, opening onto a clearance and lounge, tiled floor.

a large l shaped living room and lounge in 58,50m<sup>2</sup> with fireplace and wood burner, tiled floors, 4 door windows opening onto spacious tiled terraces and veranda built in 2012.

a large kitchen and dining room of 38 m<sup>2</sup>, low furniture, a window, a door opening onto terrace, and tiled floor.

a laundry and storeroom of 11. 60 m<sup>2</sup> with sink 2 bins, tiled floor, shower room of 4 m<sup>2</sup>, wc of 1,05 m<sup>2</sup>.

a wc, washbasin, a window.

a large bedroom of 18, 90m<sup>2</sup>, dressing, a window, tiled floor.

a bathroom of 9. 30m<sup>2</sup>, bath, italian shower, 2 basins on furniture.

a bedroom of 15. 50m<sup>2</sup> with storage sliding cupboards, window, tiled floor.

a bedroom of 12,80m<sup>2</sup>, a window, tiled floor.

1st floor: access via an inside wooden staircase.

a large bedroom of 27,50m<sup>2</sup> with shower and washbasin, beams and window views.

a dressing of 18. 50 m<sup>2</sup>.

central heating gas underfloor with hot water production (2023)+ wood burner - full insulation + double glazing - septic tank.

outbuildings:

a beautiful chloring swimming pool 5 m x 10 m with roman stairs, liner, and cobbled beaches of 120 m<sup>2</sup>. Secure electric pool cover. A shelter. A double garage of 70 m<sup>2</sup>.

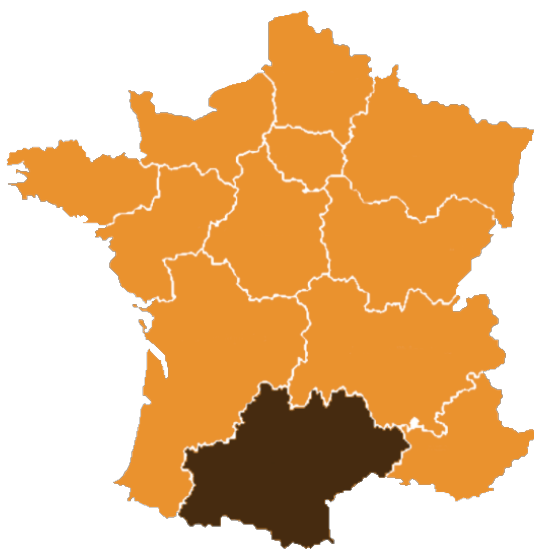
Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€508,800

Key Information

Year Built:	2002
Internal Area:	250 sqm
Land Area:	0.93 ha

Location: Occitanie



## Gallery













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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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