

[Click to view MFH-LOT02151](#)

Character 3 bed Countryside house for sale in Lot

Marminiac , **Lot** , **Occitanie**



€549,000

inc. of agency fees

3 Beds 1 Baths 216 sqm 8.13 ha

Superb stone house with swimming pool, 3000 m2 lake and outbuildings on magnificent land of 8ha 13a 30ca. beautiful location,...

At a Glance

Reference MFH-LOT02151

Near to Marminiac

Price €549,000

Bed 3

Bath 1

Hab.Space 216 sqm

Land 8.13 ha

Pool No

Land Tax N/A

Property Description

Superb stone house with swimming pool, 3000 m2 lake and outbuildings on magnificent land of 8ha 13a 30ca. beautiful location, in the countryside with no neighbours. in the green bourianne. At (approx. 5kms) from a village with shops (46250).

house of 216 m2 fitted on 2 levels: 3 bedrooms, 1 bathroom, 1 shower room, 2 wcs, kitchen, large lounge, dining room, sitting room, cellar, boiler room-laundry, dressing room, verranda. garden level :

a 6. 4 m2 entrance, tiled floor.

a 3. 58 m2 wc, washbasin on cupboard, tiled floor.

a large 42. 07 m2 lounge with fireplace and wood burner, stone sink, terra cotta floor.

a 18. 77 m2 dining room, tiled floor.

a 8. 27 m2 kitchen, walls and floor cupboards, double sink, domestics appliances, tiled floor.

a 24. 16 m2 sitting room, fireplace + wood burner, exposed stones, tiled floor.

a 8. 22 m2 cellar, tiled floor.

a 7. 03 m2 boiler room - laundry, double sink, washing machine connection, tiled floor.

a 17. 31 m2 verranda, terra cotta floor.

1st floor: access by an inside staircase giving on to a 9 m2 landing

a 25. 92 m2 bedroom, wooden floor ensuite 7. 81 m2 bathroom, bath, 2 washbasins on cupboard, tiled floor and ensuite 6 m2 dressing room.

2 bedrooms of 13. 51 m2 and 10. 79 m2, wooden floor.

a 4. 83 m2 shower room, shower cabin, washbasin on cupboard, tiled floor.

a 1. 84 m2 wc, tiled floor.

oil central heating with hot water production + fireplace + wood burner + double glazing - water softener - septic tank.

outbuildings :

a beautiful 6m x 12m chlorine pool with roman steps, liner, paved beaches, shower. 15 m2 pool

house + shed.

a 60 m2 double garage + shed + workshop.

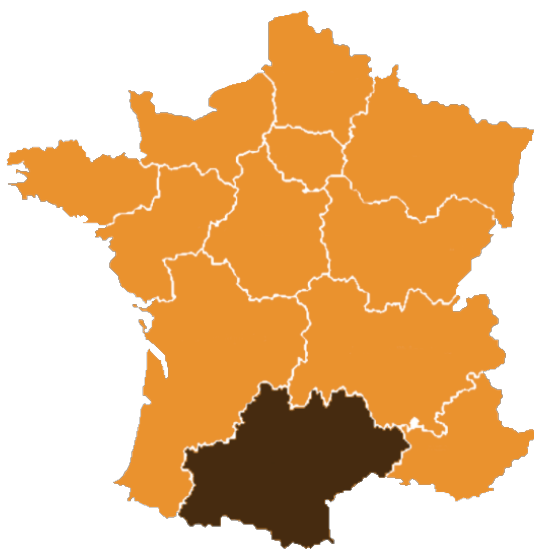
Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	1
Price	€549,000

Key Information

Year Built:	1800
Internal Area:	216 sqm
Land Area:	8.13 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