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## Character 4 bed House for sale in Lot

Luzech , Lot , Occitanie



# €254,000

inc. of agency fees

4 Beds    1 Baths    130 sqm    0.19 ha

House fitted on 2 levels with garden of 1891 m2. Beautiful situation with view on the river, close to a village with all shops and tourist facilities in the vallee du lot. House fitted on 2 levels...

### At a Glance

<b>Reference</b>	MFH-LOT02066	<b>Near to</b>	Luzech	<b>Price</b>	€254,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	130 sqm
<b>Land</b>	0.19 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

House fitted on 2 levels with garden of 1891 m2. Beautiful situation with view on the river, close to a village with all shops and tourist facilities in the vallee du lot. House fitted on 2 levels and raised on a basement of 130 m2: 3 bedrooms, bathroom, 2 wcs, kitchen, lounge, play room. Ground floor : a kitchen of 12. 79 m2. A 30 m2 living room a corridor of 5,26 m2. A wc of 2,84 m2. A bathroom of 7,21 m2. 3 bedrooms of 13. 94 m2, 12 m2 and 11 m2.

a guest house of 24 m2 including lounge-kitchen, bedroom, swoher room, wc. A corridor of 15 m2. 1st floor:

access by an interior staircase. A playroom of 33,20 m<sup>2</sup>. A convertible room of 19. 89 m<sup>2</sup>. Electric heating + pellet stove - water heater - double glazing - mains drainage.

outbuildings :

carport

2 garden houses

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€254,000

## Key Information

Year Built:	1970
Internal Area:	130 sqm
Land Area:	0.19 ha

## Location: Occitanie



## Gallery



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

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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.

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