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Character 5 bed House for sale in Lot

Puy-l'Évêque , Lot , Occitanie



€449,000

inc. of agency fees

5 Beds 2 Baths 208 sqm 0.61 ha

Old property of character perfectly renovated with swimming pool and stone outbuilding. On an enclosed garden with trees of 6075m² dominant location with view. Close to a village with all amenities...

At a Glance

Reference	MFH-LOT02036	Near to	Puy-l'Évêque	Price	€449,000
Bed	5	Bath	2	Hab.Space	208 sqm
Land	0.61 ha	Pool	No	Land Tax	N/A

Property Description

Old property of character perfectly renovated with swimming pool and stone outbuilding. On an enclosed garden with trees of 6075m² dominant location with view. Close to a village with all amenities in the tourist valley of the lot (46700). House of 163 m² : 4 bedrooms, sitting room, lounge-kitchen, bathroom, shower room, 3 wc, garage, laundry room, 2 cellars. Garden level : a 29. 22 m² sitting room, cupboard, tiled floor. A garage of 32. 17 m². A 15 m² laundry, washing machine connection. 2 cellars of 10 m². 1st floor: access by outside stone stairs giving on to a 'bolet' or an inside wooden stairs by the sitting room. A 5 m² entrance,

wooden floor. A 1. 56 m2 wc, washbasin. 2 bedrooms of 12,78 m2 and 10,79 m2, parquet floor. A 46. 74 m2 lounge/kitchen, fireplace + wood burner, bar, walls and floor cupboards, sink, domestic appliances, wooden floor. A 3. 35 m2 corridor, stone sink, built-in cupboard, wooden floor. A 15. 65 m2 bedroom, wooden floor. A 8. 91 m2 bathroom, bath, italian shower, 2 washbasins on cupboard, towel rail, tiled floor. A 1. 89 m2 wc, parquet floor. 2nd floor: access by an inside wooden staircase giving on to a 2. 97 m2 landing. A 19. 77 m2 bedroom, exposed framework, wooden floor. A 3. 71 m2 shower room, italian shower, washbasin on cupboard, wc, parquet floor. A 40 m2 room which can be fitted. Electric heating + wood burner - double glazing electric hot water boiler - septic tank. Separate outbuildings:
a heated salted swimming pool of 5 m x 10m, pavement around, liner, electric cover, pool house. An old stone barn fitted on one level including :a garage for one vehicle. A 45 m2 apartment on one level to restore. A lounge, tiled floor, exposed framework and kitchen area with sink. A bedroom with window, exposed beams. A bathroom, bath, washbasin and bidet. Separate wc.
roof redone in 2012

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€449,000

Key Information

Year Built:	1850
Internal Area:	208 sqm
Land Area:	0.61 ha

Location: Occitanie



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S. and L. BROWN



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