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## Character 5 bed House for sale in Lot

Lacapelle-Cabanac , Lot , Occitanie



**€252,000**

inc. of agency fees

5 Beds 1 Baths 230 sqm 0.86 ha

Superb property of the 13<sup>th</sup> century restored included a main house and a guest house on a beautiful park with trees and pond...

### At a Glance

**Reference** MFH-LOT02078

**Bed** 5

**Land** 0.86 ha

**Near to** Lacapelle-Cabanac

**Bath** 1

**Pool** No

**Price** €252,000

**Hab.Space** 230 sqm

**Land Tax** N/A

### Property Description

Superb property of the 13th century restored included a main house and a guest house on a beautiful park with trees and pond 8 570m<sup>2</sup>. Superb location : with panoramic view on the touristic valley of the river lot. At 6kms from a village with all shops. (46700).

house of 173 m<sup>2</sup> fitted on 3 levels : 3 sitting room, a lounge, kitchen, 4 bedrooms, study, bathroom, 1 wc.

ground floor :

a sitting room of 18m<sup>2</sup>, 2 windows and a french window opening on the garden, exposed beams.

a lounge of 21,40m<sup>2</sup>, fireplace « poly flamme », window, exposed beams.

a study of 7,50m<sup>2</sup>, door opening on garden, window, exposed beams, tiled floor.

fitted kitchen of 11,14 m<sup>2</sup> (walls and floor cupboards, double sink), 2 windows, tiled floor, exposed beams.

1st floor : access by an inside wooden staircase.

a sitting room of 23m<sup>2</sup>, wooden floor, exposed beams, 2 windows.

a bedroom of 8m<sup>2</sup>, 2 windows, exposed beams, wooden floor.

a large bedroom of 20m<sup>2</sup>, fireplace, window, wooden floor, exposed beams.

a bathroom of 8,25 m<sup>2</sup>, bath, washbasin, bidet and wc.

2nd floor (fitted attic) : access by an inside wooden staircase.

a sitting room of 25m<sup>2</sup>, wooden floor, exposed framework, 2 windows.

a bedroom of 10m<sup>2</sup>, window, wooden floor, exposed framework.

a large bedroom of 20m<sup>2</sup>, wooden floor, exposed framework, un velux.

guest house of 57 m<sup>2</sup> in the old stone barn : bedroom in the mezzanine, lounge, kitchen and shower room.

kitchen of 7,43 m<sup>2</sup>, linoleum floor, door opening on garden.

lounge of 26,14 m<sup>2</sup>, window, door opening on garden.

a shower room of 5,81 m<sup>2</sup>, shower, washbasin and wc.

a bedroom of 17,25 m<sup>2</sup> in the mezzanine.

a room used as a storage of 44 m<sup>2</sup>.

attached carport.

separate outbuildings:

a boiler room.

a carport in the garden.

oil central heating + fireplace poly flamme electric hot water boiler. Septic tank

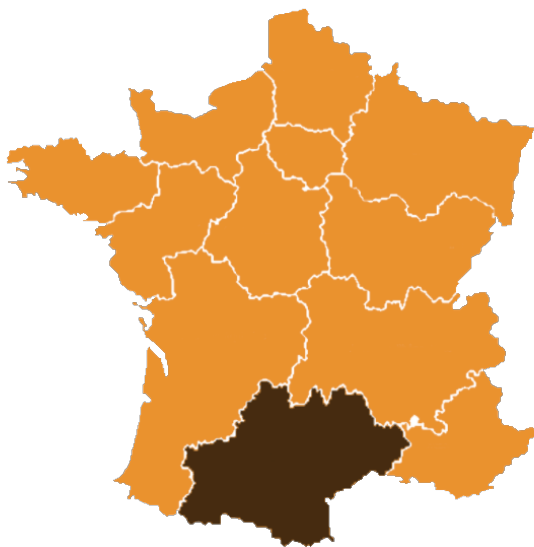
Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€252,000

Key Information

Year Built:	1800
Internal Area:	230 sqm
Land Area:	0.86 ha

Location: Occitanie



## Gallery















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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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