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## Character 6 bed Countryside house for sale in Lot-et-Garonne

Fumel , Lot-et-Garonne , Nouvelle Aquitaine



# €382,000

inc. of agency fees

6 Beds      220 sqm      1 ha

Superb stone property with dovecote, located in the countryside with an independent apartment swimming pool and garage all on land in the prairie with a total capacity of approximately 1 ha. Quiet...

### At a Glance

<b>Reference</b>	MFH-LOT01592	<b>Near to</b>	Fumel	<b>Price</b>	€382,000
<b>Bed</b>	6	<b>Pool</b>	No	<b>Hab.Space</b>	220 sqm
<b>Land</b>	1 ha			<b>Land Tax</b>	N/A

### Property Description

Superb stone property with dovecote, located in the countryside with an independent apartment swimming pool and garage all on land in the prairie with a total capacity of approximately 1 ha. Quiet situation: 2 km from a large center with all trade in lot et garonne (47500). House of 220 m2 arranged mainly on one level: 6 bedrooms, 2 living rooms, 2 kitchens, 1 bathroom, 1 shower room, 2 separate wcs, pantry, boiler room and

garage. Ground floor: entrance via a large covered and paved terrace: an entrance, tiled floor: a large living room / living room (about 50m<sup>2</sup>), fireplace + insert, tiled floor, exposed beams, 3 french windows opening onto the large covered terrace and paved facing south. A fully equipped kitchen, double sink, wall and floor units, household appliances, tiled floor, a window and a french window. One bedroom, tiled floor and a french window opening onto the terrace. A bedroom, floating parquet floor and a french window. A bedroom, carpeted floor and a window. A bathroom, bath, shower cubicle, 2 washbasins on cupboard, tiled floor and a window. A bedroom, built-in cupboard, floating parquet floor and a french window. Separate wc with washbasin, tiled floor and a window. A garage for one vehicle, a cellar with boiler room and wine cellar. 1st floor: access by an independent internal staircase. One bedroom, floating parquet floor, exposed beams and a french window. An independent apartment comprising living room, kitchen, bedroom, shower room and wc. Oil central heating + hot water production? Fireplace + insert? Double glazing - cumulus water heater? Septic tank. Swimming pool: a beautiful swimming pool of 12m x 6m, paved beach, liner, chlorine and local swimming pool. Superb business. To seize.

## Summary

Property type:	Countryside house
Bedrooms:	6
Price	€382,000

## Key Information

Year Built:	1800
Internal Area:	220 sqm
Land Area:	1 ha

## Location: Nouvelle Aquitaine



## Gallery









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**C. BAUER – Sunday Times**

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