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## Character 4 bed House for sale in Lot Montcabrier , Lot , Occitanie



# €299,000

inc. of agency fees

4 Beds    1 Baths    147 sqm    0.49 ha

Superb contemporary house built in 1992, fitted on one level with outbuildings on a garden with trees of 4875 m2. Dominant location with views: at 5 km from a tourist village with shops in the valley...

### At a Glance

<b>Reference</b>	MFH-LOT02122	<b>Near to</b>	Montcabrier	<b>Price</b>	€299,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	147 sqm
<b>Land</b>	0.49 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Superb contemporary house built in 1992, fitted on one level with outbuildings on a garden with trees of 4875 m2. Dominant location with views: at 5 km from a tourist village with shops in the valley of the river lot (46,700).

house of 147 m2 principally built on one level and built over cellar : 2 lounges, 2 kitchens, 4 bedrooms, bathroom, shower room, 2 wcs, garage.

ground floor:

a 11.62 m<sup>2</sup> kitchen, double sink, walls and floor cupboards, extractor, washing machine connection, tiled floor.

a 21.82 m<sup>2</sup> lounge, tiled floor.

a 6.73 m<sup>2</sup> cellar.

a 2.69 m<sup>2</sup> shower room, italian shower, washbasin, wc, tiled floor.

a 31.49 m<sup>2</sup> garage.

garden level :

a 27.37 m<sup>2</sup> lounge, fireplace + wood burner, tiled floor.

a 12.28 m<sup>2</sup> kitchen, double sink, walls and floor cupboards, domestic appliances, tiled floor.

a 7.03 m<sup>2</sup> veranda, tiled floor.

a 3 m<sup>2</sup> corridor, tiled floor.

a 7.5 m<sup>2</sup> bathroom, angle bath, shower cabin, 2 washbasins on cupboard, tiled floor.

a 1.75 m<sup>2</sup> wc, tiled floor.

a 11.52 m<sup>2</sup> bedroom, built-in cupboard, parquet floor.

a 10.82 m<sup>2</sup> bedroom, built-in cupboard, tiled floor.

1st floor: access by inside wooden staircase giving on to a 1.08 m<sup>2</sup> landing.

2 bedrooms of 11.46 m<sup>2</sup> and 9.76 m<sup>2</sup>, wooden floor.

reversible heat pump heating - fireplace + wood burner - electric heating - double glazing electric hot water boiler - septic tank.

outbuildings : a separate garage for 2 cars of 45,98 m<sup>2</sup> with attached workshop of 18,29 m<sup>2</sup>

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€299,000

## Key Information

Year Built:	1992
Internal Area:	147 sqm
Land Area:	0.49 ha

## Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**

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