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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

Reference MFH-LOT02122 **Near to** Montcabrier **Price** €299,000

Bed 4 **Bath** 1 **Hab.Space** 147 sqm

Land 0.49 ha **Pool** No **Land Tax** 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 principaly 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 m2 kitchen, double sink, walls and floor cupboards, extractor, washing machine connection, tiled floor.
- a 21. 82 m2 lounge, tiled floor.
- a 6. 73 m2 cellar.
- a 2. 69 m2 shower room, italian shower, washbasin, wc, tiled floor.
- a 31. 49 m2 garage.

garden level:

- a 27. 37 m2 lounge, fireplace + wood burner, tiled floor.
- a 12. 28 m2 kitchen, double sink, walls and floor cupboards, domestics appliances, tiled floor.
- a 7. 03 m2 veranda, tiled floor.
- a 3 m2 corridor, tiled floor.
- a 7. 5 m2 bathroom, angle bath, shower cabin, 2 washbasins on cupboard, tiled floor.
- a 1.75 m2 wc, tiled floor.
- a 11. 52 m2 bedroom, built-in cupboard, parquet floor.
- a 10. 82 m2 bedroom, built-in cupboard, tiled floor.

1st floor: access by inside wooden staircase giving on to a 1.08 m2 landing.

2 bedrooms of 11. 46 m2 and 9. 76 m2, wooden floor.

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

outbuildinds: a separate garage for 2 cars of 45,98 m2 with attached workshop of 18,29 m2

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















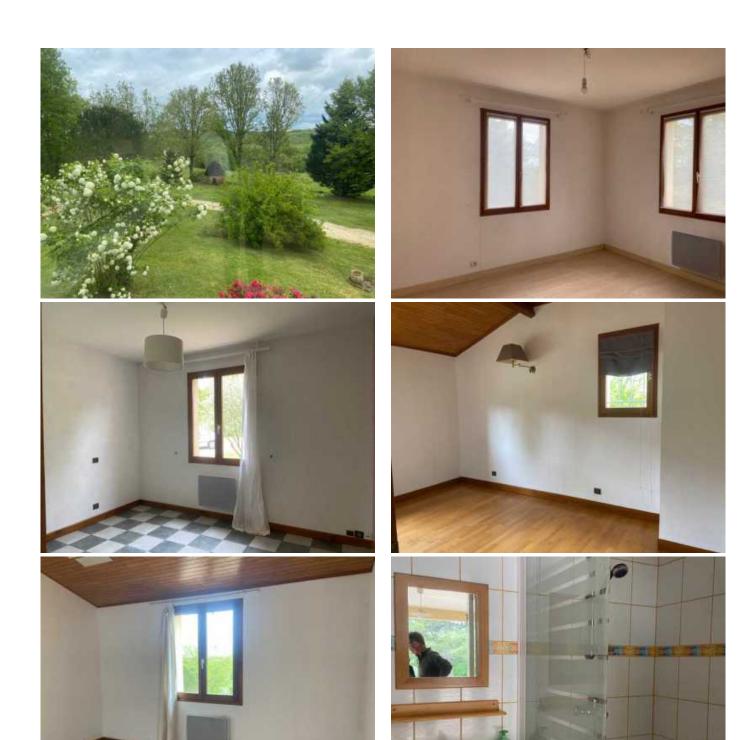


















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