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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 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 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, domestic 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.

outbuildings : 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



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