

[Click to view MFH-LOT02122](#)

## 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









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates