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## Character 4 bed Countryside house for sale in Lot

Montcabrier , Lot , Occitanie



# €316,500

inc. of agency fees

4 Beds      150 sqm      1.93 ha

Superb stone property with outbuildings on 1ha 91a 25ca of wooded land. Lovely location with no neighbours: 7 km from a tourist village with all shops in the valley of the river lot (46 700). house...

### At a Glance

<b>Reference</b>	MFH-LOT02125	<b>Near to</b>	Montcabrier	<b>Price</b>	€316,500
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	150 sqm
<b>Land</b>	1.93 ha			<b>Land Tax</b>	N/A

### Property Description

Superb stone property with outbuildings on 1ha 91a 25ca of wooded land. Lovely location with no neighbours: 7 km from a tourist village with all shops in the valley of the river lot (46 700).

house of 150 m2 fitted on 2 levels: lounge, kitchen, 3 bedrooms, shower room, wc.

ground floor:

a large 54.68 m<sup>2</sup> lounge, fireplace, tiled floor.

a 15.07 m<sup>2</sup> kitchen, sink, walls and floor cupboards, built-in cupboard, exposed beams, wooden floor.

a 1.56 m<sup>2</sup> corridor, floor covered with linoleum.

a 1.31 m<sup>2</sup> wc, tiled floor.

a 9.16 m<sup>2</sup> shower room, italian shower, washbasin on cupboard, washing machine connection, wooden floor.

1st floor: access by an inside wooden staircase or by an outside stone staircase.

a 5.01 m<sup>2</sup> corridor, wooden floor.

a 14.51 m<sup>2</sup> bedroom, fireplace, built-in cupboard, parquet floor.

a 13.8 m<sup>2</sup> bedroom, parquet floor.

a 19.77 m<sup>2</sup> bedroom, built-in cupboard, washbasin, parquet floor.

a separate 14.12 m<sup>2</sup> bedroom, wooden floor.

attic can be converted.

wood-fired heating - double glazing electric hot water boiler - septic tank.

outbuildings: a 112 m<sup>2</sup> stone barn with a cellar and a convertible room on 2 levels + wood shed, 2 lean-to buildings and horse box.

adjoining the house is a room used as a boiler room and a workshop with 2 rooms of 6.62 m<sup>2</sup> and 5.39 m<sup>2</sup>, one of which has a sink.

a well.

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€316,500

## Key Information

Year Built:	1800
Internal Area:	150 sqm
Land Area:	1.93 ha

## Location: Occitanie



## Gallery









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