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Character 4 bed Countryside house for sale in Lot

Montcabrier , Lot , Occitanie



€299,000

inc. of agency fees

4 Beds 150 sqm 1.93 ha

Superb stone property with outbuildings on 2ha 12a 95ca of wooded land. Lovely location with no neighbours: 7 km from a tourist...

At a Glance

Reference	MFH-LOT02125	Near to	Montcabrier	Price	€299,000
Bed	4	Pool	No	Hab.Space	150 sqm
Land	1.93 ha			Land Tax	N/A

Property Description

Superb stone property with outbuildings on 2ha 12a 95ca 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 m² lounge, fireplace, tiled floor.

a 15.07 m² kitchen, sink, walls and floor cupboards, built-in cupboard, exposed beams, wooden floor.

a 1.56 m² corridor, floor covered with linoleum.

a 1.31 m² wc, tiled floor.

a 9.16 m² 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 m² corridor, wooden floor.

a 14.51 m² bedroom, fireplace, built-in cupboard, parquet floor.

a 13.8 m² bedroom, parquet floor.

a 19.77 m² bedroom, built-in cupboard, washbasin, parquet floor.

a separate 14.12 m² bedroom, wooden floor.

attic can be converted.

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

outbuildings: a 112 m² 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 m² and 5.39 m², one of which has a sink.

a well.

Summary

Property type:	Countryside house
Bedrooms:	4
Price	€299,000

Key Information

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

Location: Occitanie



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