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Character 6 bed Farmhouse for sale in Lot

Pontcirq , Lot , Occitanie



€1,291,500
inc. of agency fees

6 Beds 2 Baths 328 sqm 19.56 ha

Superb stone property perfectly restored in 2018 including a master house, gite, swimming pool and outbuildings on land of...

At a Glance

Reference	MFH-LOT02130	Near to	Pontcirq	Price	€1,291,500
Bed	6	Bath	2	Hab.Space	328 sqm
Land	19.56 ha	Pool	No	Land Tax	N/A

Property Description

Superb stone property perfectly restored in 2018 including a master house, gite, swimming pool and outbuildings on land of 19ha 56a 45ca (possibility of equestrian activity). Beautiful, quiet location: 10 km from a village with all amenities in the tourist valley of the river lot (46 150).

house of 205 m2 built on 2 levels, partly on one level: 3 bedrooms, kitchen, dining room, 2 sitting rooms, bathroom, 2 shower rooms, 4 wcs, cellar - laundry.

garden level:

a 6.9 m² entrance hall, built-in cupboard, stone floor.

a 3.37 m² wc, washbasin on cupboard, stone floor.

a 22.15 m² dining room, double-sided wooden burner, stone floor.

a 26.68 m² lounge, double-sided wood burner, stone floor.

a 16.23 m² bedroom, wooden floor, ensuite 11.33 m² bathroom, balneo bath, italian shower, washbasin on cupboard, wc, tiled floor + ensuite 11.07 m² dressing room, wooden floor.

a 21.20 m² kitchen, wall and floor cupboards, island, domestic appliances, stone floor.

a 11.55 m² utility room, sink, floor cupboards, washing machine connection, stone floor.

1st floor: access by inside staircase or outside stone staircase giving on to a 7.2 m² bolet with 3.53 m² storage space.

a 2 m² landing.

a 15.58 m² bedroom, built-in cupboards, wooden floor, ensuite 5.6 m² shower room, italian shower, washbasin on cupboard, wc, towel rail, tiled floor.

a 24.3 m² lounge, exposed beams, wooden floor.

a 5 m² corridor, built-in cupboard, wooden floor.

a 15.6 m² bedroom, built-in cupboard, wooden floor.

a 6.4 m² shower room, italian shower, washbasin on cupboard, wc, towel rail, tiled floor.

underfloor central heating with pellet boiler + hot water production + reversible air-conditioning + wood burner - double-glazed aluminium + water softener - septic tank.

a gite of 123 m² built on 2 levels: 3 bedrooms, kitchen, lounge, bathroom, shower room, 3 wcs,

garden level :

a 11.90 m² kitchen, double sink, floor cupboards, domestic appliances, tiled floor.

a 43.20 m² living room, built-in cupboard, stone floor.

a 2 m² corridor, stone floor.

a 2.95 m² wc, washbasin, tiled floor.

a 13.30 m² bedroom, stone floor, ensuite shower room 3.4 m², italian shower, washbasin on cupboard, wc, towel rail, tiled floor + 1.7 m² dressing room.

1st floor: access by inside wooden staircase giving on to 7.10 m² landing, wooden floor.

2 bedrooms of 29.70 m² and 21.55 m², exposed beams, wooden floor.

a 7.70 m² bathroom, bath, washbasin on cupboard, wc, towel rail, tiled floor.

central heating by pellet boiler + hot water production + reversible air-conditioning - double glazing + water softener - septic tank.

outbuildings :

5m x 10m saltwater swimming pool, liner, electric cover, paved beaches.

a stone barn with 17.8 m² sports room, 36 m² workshop on 2 levels (washing machine connection + pool room), 18.5 m² boiler room and 40 m² shed.

a 31.93 m² shed in stone for 2 vehicles.

covered terrace with barbecue area.

Summary

Property type:	Farmhouse
Bedrooms:	6
Bathrooms	2
Price	€1,291,500

Key Information

Year Built:	1800
Internal Area:	328 sqm
Land Area:	19.56 ha

Location: Occitanie



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