

[Click to view MFH-LOT02130](#)

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 19ha 56a 45ca (possibility of equestrian activity). Beautiful, quiet location:...

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.

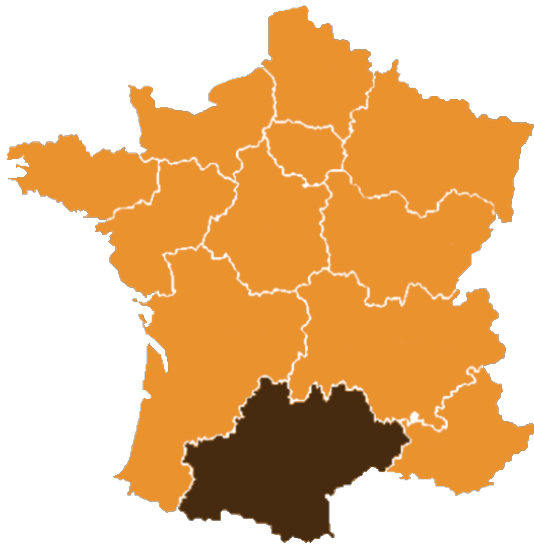
Summary

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



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