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## Character 5 bed House for sale in Lot

**Duravel , Lot , Occitanie**



# €398,000

inc. of agency fees

5 Beds      234 sqm      0.06 ha

Superb stone property perfectly restored with main house and swimming pool on a enclosed garden 600 m2. In a village with shops in the tourist valley of the lot (46 700). house of 234 m2...

### At a Glance

**Reference** MFH-LOT02129

**Bed** 5

**Land** 0.06 ha

**Near to** Duravel

**Pool** No

**Price** €398,000

**Hab.Space** 234 sqm

**Land Tax** N/A

### Property Description

Superb stone property perfectly restored with main house and swimming pool on a enclosed garden 600 m2. In a village with shops in the tourist valley of the lot (46 700).

house of 234 m2 built-on 3 levels and partly built on one level: 5 bedrooms, kitchen, lounge, 2 sitting rooms, 3 shower rooms, 3 wcs, laundry, boiler room, cellar.

garden level:

a 23 m<sup>2</sup> kitchen, sink, walls and floor cupboards, bar, domestic appliances, built-in cupboard, tiled floor.

a 6 m<sup>2</sup> corridor, tiled floor.

a 2.58 m<sup>2</sup> laundry, tiled floor.

a 2.2 m<sup>2</sup> wc, washbasin, tiled floor.

a 5.58 m<sup>2</sup> boiler room.

a 2 m<sup>2</sup> corridor, tiled floor.

a 4.3 m<sup>2</sup> shower room, italian shower, 2 washbasins on cupboards, towel rail, tiled floor.

a 28.31 m<sup>2</sup> lounge, parquet floor.

a cellar.

ground floor: access on one level or by inside wooden staircase.

a 13.35 m<sup>2</sup> entrance hall, wooden floor.

a 15.15 m<sup>2</sup> bedroom, wooden floor.

a 13.46 m<sup>2</sup> bedroom, wooden floor, ensuite 5.88 m<sup>2</sup> shower room, shower cabin, washbasin on cupboard, wc, towel rail and ensuite 3.04 m<sup>2</sup> dressing room.

a 33.45 m<sup>2</sup> sitting room, wood burner, tiled floor.

1st floor: access by inside wooden staircase.

a 30.65 m<sup>2</sup> sitting room, french window giving on balcony, coco floor.

3 bedrooms: 17.45 m<sup>2</sup>, 9.45 m<sup>2</sup>, 8.12 m<sup>2</sup>, coco floor.

a 3.91 m<sup>2</sup> dressing room.

a 5.21 m<sup>2</sup> corridor, coco floor.

a 6.04 m<sup>2</sup> shower room, shower cabin, washbasin on cupboard, wc, towel rail.

oil central heating + hot water production + reversible air-conditioning + wood burner - double-glazing - mains drainage.

outbuildings :

heated swimming pool, 5m x 10m, chlore, liner, paved beaches.

## Summary

Property type:	House
Bedrooms:	5
Price	€398,000

## Key Information

Year Built:	1800
Internal Area:	234 sqm
Land Area:	0.06 ha

## Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**

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