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## Character 4 bed Countryside house for sale in Lot

Lacapelle-Cabanac , Lot , Occitanie



# €425,000

inc. of agency fees

4 Beds    1 Baths    259 sqm    1.29 ha

Property completely et perfectly restored with gite, barn and stone outbuildings. Wooded and attached land for a total of 1 hectare 29ares 17ca approx. Location in the countryside: at 5kms from a magnificent...

### At a Glance

<b>Reference</b>	MFH-LOT02133	<b>Near to</b>	Lacapelle-Cabanac	<b>Price</b>	€425,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	259 sqm
<b>Land</b>	1.29 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Property completely et perfectly restored with gite, barn and stone outbuildings. Wooded and attached land for a total of 1 hectare 29ares 17ca approx. Location in the countryside: at 5kms from a magnificent medieval village with all shops in the beautiful valley of the lot. (46700).

main house of 175 m<sup>2</sup> arranged on 3 levels: 3 bedrooms, a living room and lounge, a kitchen and dining room, an entrance-study, a shower room, 1 separate wc, a bathroom with wc, a laundry room.

garden level: a vast 19.51m<sup>2</sup> entrance hall, pellet boiler, tiled floor, exposed beams, built-in cupboards, a window, door opening onto garden.

a 4.69m<sup>2</sup> corridor with boiler room.

2 bedrooms of 8.19m<sup>2</sup> and 9.33m<sup>2</sup>, one with built-in cupboard, tiled floor.

a 4.3 m<sup>2</sup> shower room, shower cabin, washbasin on cupboard, washing machine connection. Separate wc of 1.2 m<sup>2</sup>.

1st floor: by inside wooden staircase, giving on to a beautiful lounge.

a large 26.38 m<sup>2</sup> lounge, wooden floor, exposed beams, a window.

a 39.85 m<sup>2</sup> kitchen - dining room with fireplace and wood burner, bar, a window and glazed door opening onto a covered and tiled terrace.

fitted attic: access by inside wooden staircase:

a large 42.26 m<sup>2</sup> attic bedroom (exposed beams, wooden floor, velux window, window) with ensuite 19.24 m<sup>2</sup> bathroom, bath, washbasin on cupboard, wc.

central heating pellet stove with hot water production + fireplace + wood burner - double glazing electric hot water boiler - septic tank.

the separate 84m<sup>2</sup> gite fitted in an old stone cottage built over a beautiful vaulted cellar: 1 large bedroom, kitchen, living room, shower room with wc.

ground floor: a 11.50 m<sup>2</sup> kitchen, sink, bar, tiled floor, exposed beams.

a 4.19 m<sup>2</sup> shower room, italian shower, washbasin, wc, towel rail.

a 29.34 m<sup>2</sup> lounge with beautiful stone fireplace + wood burner, stone sink, 2 windows, a door, tiled floor, exposed beams, exposed stone walls.

fitted attic: access by inside wooden staircase.

a large 39 m<sup>2</sup> bedroom with velux window, stone walls, exposed beams, wooden floor.

electric heating + fireplace + wood-burner electric hot water boiler - septic tank.

stone outbuildings: an old stone barn convertible on 2 levels, roof in good condition. A large adjoining closed workshop, concrete floor. A garage in stone.

an old stone pigsty. An old stone building in ruins.

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€425,000

## Key Information

Year Built:	1800
Internal Area:	259 sqm
Land Area:	1.29 ha

## Location: Occitanie



## Gallery









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