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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

Reference	MFH-LOT02133	Near to	Lacapelle-Cabanac	Price	€425,000
Bed	4	Bath	1	Hab.Space	259 sqm
Land	1.29 ha	Pool	No	Land Tax	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 m² 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 19.51m² entrance hall, pellet boiler, tiled floor, exposed beams, built-in cupboards, a window, door opening onto garden.

a 4.69m² corridor with boiler room.

2 bedrooms of 8.19m² and 9.33m², one with built-in cupboard, tiled floor.

a 4.3 m² shower room, shower cabin, washbasin on cupboard, washing machine connection. Separate wc of 1.2 m².

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

a large 26.38 m² lounge, wooden floor, exposed beams, a window.

a 39.85 m² 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 m² attic bedroom (exposed beams, wooden floor, velux window, window) with ensuite 19.24 m² 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 84m² 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 m² kitchen, sink, bar, tiled floor, exposed beams.

a 4.19 m² shower room, italian shower, washbasin, wc, towel rail.

a 29.34 m² 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 m² 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



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