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## Character 2 bed House for sale in Lot

Puy-l'Évêque , Lot , Occitanie



# €172,000

inc. of agency fees

2 Beds      166 sqm      0.03 ha

166 m2 stone building including 111 m2 commercial shop and 55 m2 basement which can be converted into an apartment. In a beautiful village with all amenities in the tourist lot valley (46700). basement:...

### At a Glance

<b>Reference</b>	MFH-LOT02134	<b>Near to</b>	Puy-l'Évêque	<b>Price</b>	€172,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	166 sqm
<b>Land</b>	0.03 ha			<b>Land Tax</b>	N/A

### Property Description

166 m2 stone building including 111 m2 commercial shop and 55 m2 basement which can be converted into an apartment. In a beautiful village with all amenities in the tourist lot valley (46700).

basement: access by inside staircase or from outside on one level.

a 9. 14 m2 landing, tiled floor.

a 4. 27 m2 corridor, tiled floor.

3 rooms of 8.54 m<sup>2</sup>, 8.24 m<sup>2</sup> and 5.3 m<sup>2</sup>, tiled floor.  
a 13.73 m<sup>2</sup> kitchen, 1 sink, floor cupboards, tiled floor.  
a 2.25 m<sup>2</sup> wc, washbasin, tiled floor.  
a 1.15 m<sup>2</sup> wc.  
a 1.08 m<sup>2</sup> cupboard.

ground floor:

a 13.22 m<sup>2</sup> entrance hall, tiled floor.  
a 3.73 m<sup>2</sup> landing.  
a 43.24 m<sup>2</sup> commercial space, tiled floor.  
a 5.8 m<sup>2</sup> room, tiled floor.

1st floor: access by inside wooden staircase:

a 30.65 m<sup>2</sup> room, tiled floor and wooden floor.  
a 3.74 m<sup>2</sup> corridor, tiled floor.  
a 10.28 m<sup>2</sup> room, wooden floor.

reversible air-conditioning + electric heating - aluminium double glazing electric hot water boiler - mains drainage.

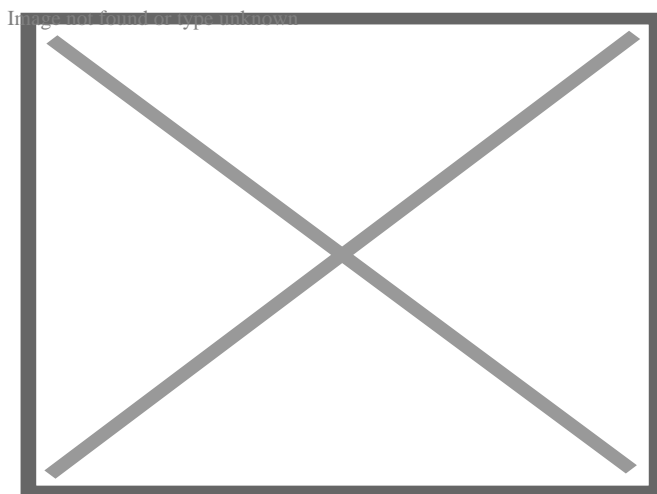
## Summary

Property type:	House
Bedrooms:	2
Price	€172,000

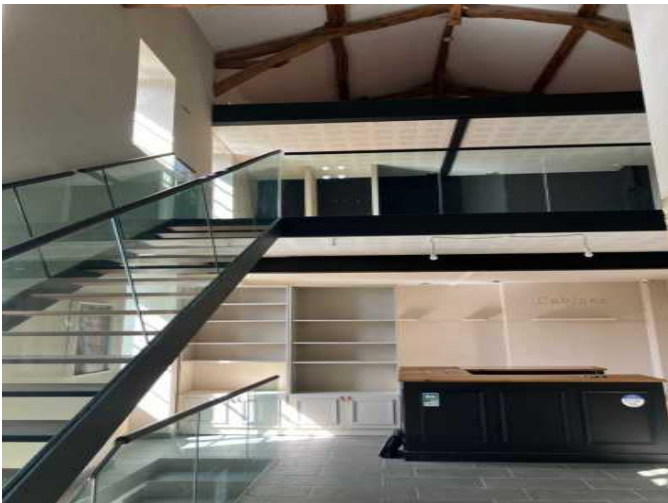
## Key Information

Year Built:	1800
Internal Area:	166 sqm
Land Area:	0.03 ha

## Location: Occitanie



## Gallery









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**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.

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