

[Click to view MFH-LOT02134](#)

## 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

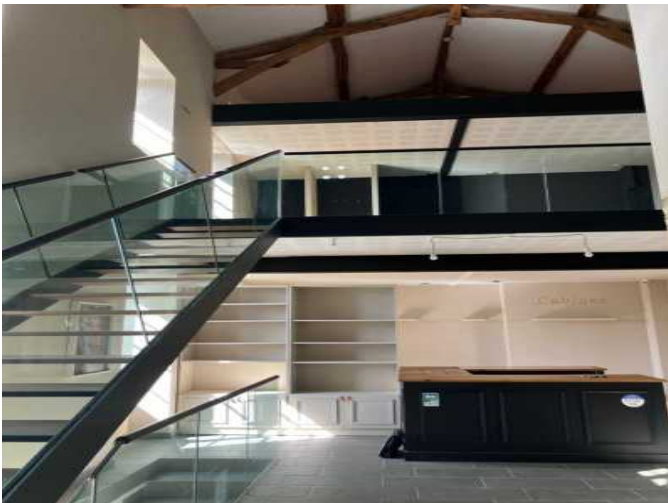
## Key Information

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

## Location: Occitanie



# Gallery







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