

[Click to view MFH-LOT02136](#)

## Character 4 bed Countryside house for sale in Lot

**Duravel , Lot , Occitanie**



# €478,000

inc. of agency fees

4 Beds    1 Baths    188 sqm    5.4 ha

Superb stone property with swimming pool and outbuildings on a land of 5 ha 39 a 50 ca. location in border of the river lot. At 3km from a magnificent village with all amenities in the lot valley...

### At a Glance

<b>Reference</b>	MFH-LOT02136	<b>Near to</b>	Duravel	<b>Price</b>	€478,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	188 sqm
<b>Land</b>	5.4 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Superb stone property with swimming pool and outbuildings on a land of 5 ha 39 a 50 ca. location in border of the river lot. At 3km from a magnificent village with all amenities in the lot valley (46700).

house of 188 m2 built on 3 levels : lounge, kitchen, 4 bedrooms, study, laundry boiler room, cellar.

garden level:

a 4. 62 m2 entrance, tiled floor.

a 3. 1 m2 shower room, shower cabin, washbasin, wc, tiled floor.

a 3. 98 m2 cellar, tiled floor.

a 23. 32 m2 kitchen, walls and floor cupboards, central island, double sink, domestics appliances, tiled floor.

a 49. 51 m2 lounge, fireplace + wood burner, exposed stones, tiled floor.

a 15. 88 m2 laundry/boiler room.

1st floor: access by an inside wooden staircase or outside stone staircase:

a 17. 58 m2 landing/study, a french-window opening on to a covered terrace, tiled floor.

2 bedrooms of 15. 86 m2, 12. 14 m2, one with built-in cupboard, tiled floor.

a 3. 77 m2 corridor, tiled floor.

a 11. 21 m2 bedroom, tiled floor.

a 8. 59 m2 bathroom, angle bath, shower cabin, 2 washbasins on cupboard, tiled floor.

a 1. 57 m2 wc, tiled floor.

2nd floor: access by an inside wooden staircase

a 16 m2 bedroom, exposed framework, wooden floor.

attic can be converted.

fireplace polyflamme + gas central heating + hot water production - double glazing - 2 septic tanks.

outbuildings: an 11 x 5. 5 m chlorine swimming pool, liner, pavement around, pool shelter.

a barn comprising a 44. 93 m2 workshop and a 64 m2 swimming pool room,

a large 232 m2 stone barn comprising a 10. 86 m2 room, a 105 m2 garage, a 53. 19 m2 room and a 62. 22 m2 shed.

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€478,000

## Key Information

Year Built:	1800
Internal Area:	188 sqm
Land Area:	5.4 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