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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

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



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