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## Character 3 bed House for sale in Lot

Montgesty , Lot , Occitanie



# €659,000

inc. of agency fees

3 Beds   2 Baths   240 sqm   0.36 ha

Beautiful contemporary house built in 2003 of high quality with outbuildings and beautiful garden for a total capacity of approximately 3625 m2. great location with a distant view. In the countryside...

### At a Glance

<b>Reference</b>	MFH-LOT01520	<b>Near to</b>	Montgesty	<b>Price</b>	€659,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	240 sqm
<b>Land</b>	0.36 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Beautiful contemporary house built in 2003 of high quality with outbuildings and beautiful garden for a total capacity of approximately 3625 m2. great location with a distant view. In the countryside and close to a pretty village of la bouriane. (46150).

one level house including(240m2): spacious entrance hall, 2 bedrooms, large desk or extra bedroom, a large

dining and living room, 2 bathrooms, 2 wc, a kitchen, etc...

ground floor: (240 m<sup>2</sup>).

a vast and imposing central entrance hall (51m<sup>2</sup>), with built in cupboards, pellet stove, marble floor. A tiled corner toilet with wc, washbasin and a window.

a large l shaped living room and dining room (47m<sup>2</sup>) with stone fireplace and stove, stone marble floor, a window, a bay window opening onto large terraces.

a 20m<sup>2</sup> kitchen with serving hatch and french doors opening onto the terrace.

a large desk or extra bedroom of 39 m<sup>2</sup> with 2 sliding windows opening onto terraces, stone marble floor.

a large room of 19 m<sup>2</sup>, varnished parquet floor, a sliding glass door opening onto terrace.

bathroom with bathtub, washbasin cabinet and bidet.

a large room of 20 m<sup>2</sup>, varnished parquet floor with sliding glass door opening onto terrace.

a large bathroom of 12 m<sup>2</sup>, bathtub, shower, 2 basins on cabinets, bidet, separate wc.

upstairs «loft» (180 m<sup>2</sup>): access by a beautiful inside wooden staircase :

a large room of 180 m<sup>2</sup>.

heating electric + fireplace with woodburner + pellet stove + double glazing insulated shutters hot water boiler septic tank.

separate outbuildings:

an outbuilding of 58 m<sup>2</sup>. Convertible partly on 2 levels.

a 2nd house of approx. 120 m<sup>2</sup> house with patio + large tiled terraces and balcony.

all offering the ability to build a cottage on 2 levels. (work being produced, interior to be finished) ('decoration, floors and walls, ceilings' etc... ).

property of high standing.

a must see.

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€659,000

## Key Information

Year Built:	2003
Internal Area:	240 sqm
Land Area:	0.36 ha

## Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**

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