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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**

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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