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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

Reference	MFH-LOT01520	Near to	Montgesty	Price	€659,000
Bed	3	Bath	2	Hab.Space	240 sqm
Land	0.36 ha	Pool	No	Land Tax	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 m²).

a vast and imposing central entrance hall (51m²), 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 (47m²) with stone fireplace and stove, stone marble floor, a window, a bay window opening onto large terraces.

a 20m² kitchen with serving hatch and french doors opening onto the terrace.

a large desk or extra bedroom of 39 m² with 2 sliding windows opening onto terraces, stone marble floor.

a large room of 19 m², varnished parquet floor, a sliding glass door opening onto terrace.

bathroom with bathtub, washbasin cabinet and bidet.

a large room of 20 m², varnished parquet floor with sliding glass door opening onto terrace.

a large bathroom of 12 m², bathtub, shower, 2 basins on cabinets, bidet, separate wc.

upstairs «loft» (180 m²): access by a beautiful inside wooden staircase :

a large room of 180 m².

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

separate outbuildings:

an outbuilding of 58 m². Convertible partly on 2 levels.

a 2nd house of approx. 120 m² 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



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