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## Character 3 bed House for sale in Lot

**Pescadoires , Lot , Occitanie**



**€525,000**

inc. of agency fees

3 Beds      232 sqm      0.43 ha

Superb stone property with swimming pool and outbuildings on 4338 m2 land. countryside location. At 3km from a beautiful...

### At a Glance

<b>Reference</b>	MFH-LOT02137	<b>Near to</b>	Pescadoires	<b>Price</b>	€525,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	232 sqm
<b>Land</b>	0.43 ha			<b>Land Tax</b>	N/A

### Property Description

Superb stone property with swimming pool and outbuildings on 4338 m2 land. countryside location. At 3km from a beautiful village with all amenities in the tourist valley of the lot (46700).

house of 188 m2 fitted principally on one level: lounge, kitchen, 3 bedrooms, study/mezzanine, 2 shower rooms, 2 wcs, utility room, cellar, garage, attached barn.

garden level:

a 10.9 m<sup>2</sup> entrance hall, travertine floor.

a 2 m<sup>2</sup> wc.

a 62.25 m<sup>2</sup> lounge, fireplace + wood burner, exposed framework, tiled floor.

a 33.75 m<sup>2</sup> study on mezzanine, exposed framework, a french-window opening on to a terrace, wooden floor.

a 18.5 m<sup>2</sup> kitchen, walls and floor cupboards, double sink, domestic appliances, tiled floor.

4.62 m<sup>2</sup>, tiled floor.

a 8.7 m<sup>2</sup> utility room, built-in cupboard, tiled floor.

a 33.5 m<sup>2</sup> games room - cellar, tiled floor.

a 10.4 m<sup>2</sup> corridor, travertine floor, 2 built-in cupboards.

a 3.7 m<sup>2</sup> shower room, italian shower, washbasin on cupboard, tiled floor.

2 bedrooms of 14.15 m<sup>2</sup> and 11.36 m<sup>2</sup>, one with built-in cupboard, tiled floor.

a 11.55 m<sup>2</sup> bedroom ensuite with 5 m<sup>2</sup> dressing room, tiled floor.

a 6.25 m<sup>2</sup> shower room, italian shower, 2 washbasins on cupboard, wc, towel rail, tiled floor.

an attached 130 m<sup>2</sup> barn.

an attached 48 m<sup>2</sup> garage.

a 28 m<sup>2</sup> carport.

fireplace + wood burner - oil central heating + electric heating + electric hot water - double glazing - septic tank (2016) - automatic watering.

outbuildings: 11 x 5 m heated saltwater swimming pool, liner, paved decking, pool shelter with shower.  
a well.

## Summary

Property type:	House
Bedrooms:	3
Price	€525,000

## Key Information

Year Built:	1800
Internal Area:	232 sqm
Land Area:	0.43 ha

## Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**

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