

[Click to view MFH-LOT02137](#)

Character 3 bed House for sale in Lot

Pescadoires , Lot , Occitanie



€542,000

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 village with all amenities in the tourist valley of the lot (46700). house...

At a Glance

Reference	MFH-LOT02137	Near to	Pescadoires	Price	€542,000
Bed	3	Pool	No	Hab.Space	232 sqm
Land	0.43 ha			Land Tax	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 m² entrance hall, travertine floor.

a 2 m² wc.

a 62.25 m² lounge, fireplace + wood burner, exposed framework, tiled floor.

a 33.75 m² study on mezzanine, exposed framework, a french-window opening on to a terrace, wooden floor.

a 18.5 m² kitchen, walls and floor cupboards, double sink, domestic appliances, tiled floor.

4.62 m², tiled floor.

a 8.7 m² utility room, built-in cupboard, tiled floor.

a 33.5 m² games room - cellar, tiled floor.

a 10.4 m² corridor, travertine floor, 2 built-in cupboards.

a 3.7 m² shower room, italian shower, washbasin on cupboard, tiled floor.

2 bedrooms of 14.15 m² and 11.36 m², one with built-in cupboard, tiled floor.

a 11.55 m² bedroom ensuite with 5 m² dressing room, tiled floor.

a 6.25 m² shower room, italian shower, 2 washbasins on cupboard, wc, towel rail, tiled floor.

an attached 130 m² barn.

an attached 48 m² garage.

a 28 m² 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.

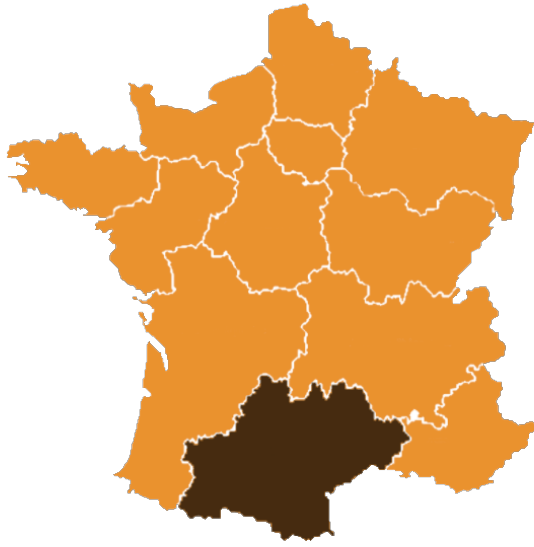
Summary

Property type:	House
Bedrooms:	3
Price	€542,000

Key Information

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

Location: Occitanie



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates