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## Character 5 bed House for sale in Lot

Lherm , Lot , Occitanie



# €369,000

inc. of agency fees

5 Beds   1 Baths   265 sqm   0.11 ha

Superb stone property including 2 houses and swimming pool on 1145 m2 of land. location in the countryside. At 11 km from...

### At a Glance

<b>Reference</b>	MFH-LOT02139	<b>Near to</b>	Lherm	<b>Price</b>	€369,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	265 sqm
<b>Land</b>	0.11 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Superb stone property including 2 houses and swimming pool on 1145 m2 of land. location in the countryside. At 11 km from a village with all amenities in the valley of the river lot (46150).

house 1 of 142 m2 built on 2 levels: lounge, kitchen, dining room, 4 bedrooms, 2 shower rooms, 3 wcs, utility room.

ground floor:

a 48.92 m<sup>2</sup> lounge, fireplace, exposed beams, tiled floor.

a 12.71 m<sup>2</sup> dining room, exposed beams, tiled floor.

a 15.29 m<sup>2</sup> kitchen, bar, sink, floor cupboards, floor covered with linoleum.

a 9.62 m<sup>2</sup> bedroom or study, exposed beams, tiled floor.

a 4 m<sup>2</sup> wc, washbasin on cupboard, washing machine connection, tiled floor.

1st floor: access by an inside wooden staircase

a 6.25 m<sup>2</sup> landing, floor covered with linoleum.

a 4.09 m<sup>2</sup> shower room, italian shower, washbasin on cupboard, wc, floor covered with linoleum.

a 10.40 m<sup>2</sup> bedroom, built-in cupboard, linoleum floor.

a 11.69 m<sup>2</sup> bedroom, linoleum floor.

a 13.51 m<sup>2</sup> bedroom, linoleum floor with ensuite shower room of 5.55 m<sup>2</sup>, shower cabin, washbasin on cupboard, wc, linoleum floor.

underfloor heating by heat pump - electric heating + fireplace + double glazing - thermodynamic water heater  
- septic tank

house 2 of 123 m<sup>2</sup> fitted on 3 levels: lounge, kitchen, dining room, 1 bedroom, bathroom, shower room, 2 wcs, boiler room.

ground floor:

a 41.36 m<sup>2</sup> kitchen-dining room, bar, floor cupboards, sink, piano cooker, extractor, exposed beams, tiled floor.

a 3 m<sup>2</sup> cellar, tiled floor.

a 9 m<sup>2</sup> shower room and boiler room, italian shower, washbasin on cupboard, wc, tiled floor.

½ level: access by an inside staircase

a 31.96 m<sup>2</sup> lounge, exposed beams, tiled floor.

1st floor: access by an inside wooden staircase

a 4.2 m<sup>2</sup> landing, floor covered with linoleum.

a 22.06 m<sup>2</sup> bedroom, floor covered with linoleum with ensuite 4 m<sup>2</sup> dressing room and ensuite 7.12 m<sup>2</sup> bathroom, bath, washbasin on cupboard, wc.

underfloor heating by heat pump - electric heating + double glazing - thermodynamic water heater - septic tank.

outbuildings: a 4 x 8 m swimming pool, liner, chlorine. Swimming pool room.

2 workshops.

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€369,000

## Key Information

Year Built:	1800
Internal Area:	265 sqm
Land Area:	0.11 ha

## Location: Occitanie



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