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Character 3 bed Farmhouse for sale in Lot

Puy-l'Évêque , Lot , Occitanie



€395,000

inc. of agency fees

3 Beds 207 sqm 16.64 ha

Superb stone property comprising a residential house, a gite, an outdoor and indoor pool on a plot of 16 ha 63 a 61 ca. Location in the countryside without neighbors. 5 km from a village with all shops...

At a Glance

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|------------------|--------------|----------------|--------------|------------------|----------|
| Reference | MFH-LOT02142 | Near to | Puy-l'Évêque | Price | €395,000 |
| Bed | 3 | Pool | No | Hab.Space | 207 sqm |
| Land | 16.64 ha | | | Land Tax | N/A |

Property Description

Superb stone property comprising a residential house, a gite, an outdoor and indoor pool on a plot of 16 ha 63 a 61 ca. Location in the countryside without neighbors. 5 km from a village with all shops in the tourist lot valley. (46700). 188 m2 home on 2 levels: living room, kitchen, mezzanine, 2 bedrooms, 2 shower rooms, 2 toilets, 2 dressing rooms, laundry room, cellar. ground floor: a living room of 74. 53 m2, fireplace, jacuzzi, exposed stone, exposed framework, tiled floor; a 14. 67 m2 kitchen, sink, upper and lower units, bread oven, tiled floor. A 20m2 mezzanine. A clearance of 8 m2, tiled floor. A 2 m2 wc, sink on cabinet, tiled floor. A

garage for 2 vehicles of 45 m². A large covered and tiled terrace. Garden level: access via an internal elevator a corridor of 25.97 m². A 2.03 m² wc, washbasin on cabinet, tiled floor. A bedroom of 22.8 m², exposed framework, tiled floor then shower room of 6.11 m², shower cubicle, sink on unit, tiled floor then dressing room of 4.77 m², tiled floor. A bedroom of 26.68 m², walk-in shower, washbasin on cabinet, tiled floor then dressing room of 6.67 m², washing machine connection, tiled floor. A 75 m² cellar. Air-water heat pump heating? Reversible air conditioning + fireplace + double glazing? Thermodynamic electric hot water heater with photovoltaic panels? Smart flowers for electricity production - septic tank dependencies: a 19.18 m² gîte, shower cubicle, sink, wc, wooden floor, reversible air conditioning. An outdoor swimming pool of 10 x 6 m. A 57 m² stone building with a 4x4 m indoor swimming pool.

Summary

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|----------------|-----------|
| Property type: | Farmhouse |
| Bedrooms: | 3 |
| Price | €395,000 |

Key Information

| | |
|----------------|----------|
| Year Built: | 1800 |
| Internal Area: | 207 sqm |
| Land Area: | 16.64 ha |

Location: Occitanie



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