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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...

### At a Glance

<b>Reference</b>	MFH-LOT02142	<b>Near to</b>	Puy-l'Évêque	<b>Price</b>	€395,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	207 sqm
<b>Land</b>	16.64 ha			<b>Land Tax</b>	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 m<sup>2</sup>. A large covered and tiled terrace. Garden level: access via an internal elevator a corridor of 25.97 m<sup>2</sup>. A 2.03 m<sup>2</sup> wc, washbasin on cabinet, tiled floor. A bedroom of 22.8 m<sup>2</sup>, exposed framework, tiled floor then shower room of 6.11 m<sup>2</sup>, shower cubicle, sink on unit, tiled floor then dressing room of 4.77 m<sup>2</sup>, tiled floor. A bedroom of 26.68 m<sup>2</sup>, walk-in shower, washbasin on cabinet, tiled floor then dressing room of 6.67 m<sup>2</sup>, washing machine connection, tiled floor. A 75 m<sup>2</sup> 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 m<sup>2</sup> gîte, shower cubicle, sink, wc, wooden floor, reversible air conditioning. An outdoor swimming pool of 10 x 6 m. A 57 m<sup>2</sup> stone building with a 4x4 m indoor swimming pool.

## Summary

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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