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Completely renovated stone house with working guest rooms

Lot , Occitanie



€590,000

inc. of agency fees

5 Beds 210 sqm 0.08 ha

In the heart of a charming village in the Lot department, renowned for its tourist appeal and authenticity, this completely renovated stone house reveals...

At a Glance

Reference	MFH-EAT8351	Near to	Toulouse	Price	€590,000
Bed	5	Pool	No	Hab.Space	210 sqm
Land	0.08 ha			Land Tax	N/A

Property Description

In the heart of a charming village in the Lot department, renowned for its tourist appeal and authenticity, this completely renovated stone house reveals a world where the cachet of yesteryear blends harmoniously with meticulous contemporary renovation. Spanning around 210 m², it boasts luminous volumes and quality materials. The enclosed, leafy garden completes this property full of character, set in an intimate setting.

The two guest bedrooms, accessible via separate entrances, are a major asset of this property. Entirely furnished with taste, they offer guests top-of-the-range comfort. These rooms, already in full operation, enjoy an excellent reputation and a loyal clientele, attracted by the peaceful atmosphere of the place and its strategic location in a very touristy region. The investment is therefore immediately profitable.

On the ground floor, the house features a vast, user-friendly kitchen, the heart of the home, where elegance and practicality meet. The kitchen, with its custom-designed central island, welcomes guests for breakfast, with a generous opening onto the garden. Exposed stone walls and travertine floors reveal the authentic character of the house, while natural light floods through the rooms.

A bespoke wrought iron staircase leads up to a large, light-filled living room. The wood-burning stove creates a warm and cosy atmosphere, ideal for peaceful evenings. This level also houses two elegant and refined bedrooms. A shower room completes the space, as does a terrace overlooking the garden and offering uninterrupted views over the village.

The enclosed garden, a veritable cocoon of greenery, offers privacy and bucolic charm. It is a carefully landscaped area, where flowers and local species coexist to create a haven of peace. Ideal for relaxing or hosting social gatherings, it also offers direct access to the village lanes, so you can immerse yourself in local life straight away. This unique setting allows you to enjoy both the serenity of the countryside and the proximity of amenities such as shops and restaurants.

The location of this property is a major asset: nestling in the heart of a lively and welcoming village, especially during the tourist season, it enjoys a privileged environment where nature and culture meet. Just a few minutes from the Lot's iconic tourist attractions.

Optimum energy performance (DPE: A/A), modern heating, double glazing and insulation underline the excellence of this renovation. This house embodies a perfect balance between tradition and contemporary comfort, offering a rare opportunity for an authentic lifestyle project.

A unique property, waiting to be discovered to soak up all its charm and potential.

ENERGY CLASS: A / CLIMATE CLASS: A

Estimated average annual energy costs for standard use, based on energy prices for 2021 - 2022 - 2023: between euros1,013 and euros1,371. Information on the risks to which this property is exposed is available on the Géorisques website

more information on request - Julien DARPARENS ? 07 87 73 80 99

Summary

Property type:	House
Bedrooms:	5
Price	€590,000

Key Information

Internal Area:	210 sqm
Land Area:	0.08 ha

Location: Occitanie



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