

[Click to view MFH-LOT02145](#)

## Character 3 bed House for sale in Lot Goujounac , Lot , Occitanie



# €499,000

inc. of agency fees

3 Beds      208 sqm      0.79 ha

Superb contemporary house of good standing with swimming spa, double garage and garden of 7909 m2. Dominant position with...

### At a Glance

<b>Reference</b>	MFH-LOT02145	<b>Near to</b>	Goujounac	<b>Price</b>	€499,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	208 sqm
<b>Land</b>	0.79 ha			<b>Land Tax</b>	N/A

### Property Description

Superb contemporary house of good standing with swimming spa, double garage and garden of 7909 m2. Dominant position with open views: 10 km from a medieval tourist village with all amenities (46250).

house of 208 m2 on 3 levels: 3 bedrooms, 2 shower rooms, 3 wcs, 2 living rooms - kitchens, mezzanine, double garage, laundry room, workshop, boiler room, 2 cellars, dressing room.

garden level :

- a 19.5 m<sup>2</sup> lounge/kitchen, floor cupboards, sink, stone floor.
- a 20 m<sup>2</sup> hall, stone floor.
- a 15 m<sup>2</sup> bedroom, stone floor.
- a 6.5 m<sup>2</sup> cellar, tiled floor.
- a 7 m<sup>2</sup> shower room, italian shower, washbasin on cupboard, stone floor.
- a 2 m<sup>2</sup> wc, washbasin, stone floor.
- a 61.5 m<sup>2</sup> double garage with workshop area, washing machine connection.
- a 9 m<sup>2</sup> boiler room.
- a separate 18.5 m<sup>2</sup> room for storage.

ground floor: access on one level or by inside staircase.

- a 4 m<sup>2</sup> entrance, stone floor.
- a 45 m<sup>2</sup> lounge, exposed framework, stone floor.
- a 10 m<sup>2</sup> kitchen, walls and floor cupboards, sink, domestic appliances, stone floor.
- a 4 m<sup>2</sup> corridor, stone floor.
- a 17 m<sup>2</sup> bedroom, stone floor with ensuite 9.5 m<sup>2</sup> dressing room, stone floor.
- a 6 m<sup>2</sup> shower room, italian shower, 2 washbasins on cupboard, wc, stone floor.
- a 2.5 m<sup>2</sup> utility room, washing machine connection, stone floor.
- a 2 m<sup>2</sup> wc, stone floor.
- a 65 m<sup>2</sup> covered terrace, stone floor.

1st floor: access by an inside staircase.

- a 21 m<sup>2</sup> mezzanine, wooden floor.
- a 17.5 m<sup>2</sup> bedroom

underfloor heating with wood boiler - reversible air conditioning - water heating with wood or photovoltaic panels - double glazing - photovoltaic panels for electricity production - water softener - septic tank.

outbuildings: 4 x 2.5 m swimming spa, bromine.

a separate double garage.

## Summary

Property type:	House
Bedrooms:	3
Price	€499,000

## Key Information

Year Built:	2014
Internal Area:	208 sqm
Land Area:	0.79 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