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## 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

**Reference** MFH-LOT02145

0.79 ha

Near to Goujounac

Bed :

Land

Pool No

**Price** €499,000

Hab.Space 208 sqm

Land Tax 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 m2 lounge/kitchen, floor cupboards, sink, stone floor.
- a 20 m2 hall, stone floor.
- a 15 m2 bedroom, stone floor.
- a 6. 5 m2 cellar, tiled floor.
- a 7 m2 shower room, italian shower, washbasin on cupboard, stone floor.
- a 2 m2 wc, washbasin, stone floor.
- a 61. 5 m2 double garage with workshop area, washing machine connection.
- a 9 m<sup>2</sup> boiler room.
- a separate 18. 5 m2 room for storage.

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

- a 4 m2 entrance, stone floor.
- a 45 m2 lounge, exposed framework, stone floor.
- a 10 m2 kitchen, walls and floor cupboards, sink, domestics appliances, stone floor.
- a 4 m2 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 m2 shower room, italian shower, 2 washbasins on cupboard, wc, stone floor.
- a 2. 5 m2 utility room, washing machine connection, stone floor.
- a 2 m2 wc, stone floor.
- a 65 m2 covered terrace, stone floor.

1st floor: access by an inside staircase.

- a 21 m2 mezzanine, wooden floor.
- a 17.5 m2 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











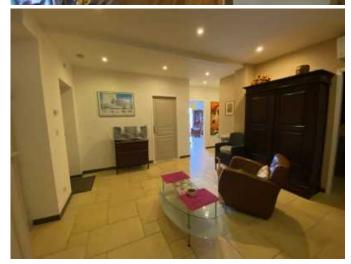


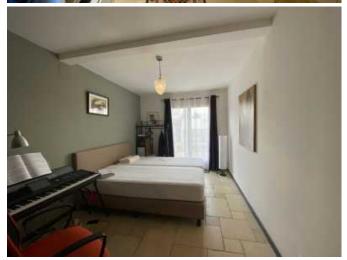










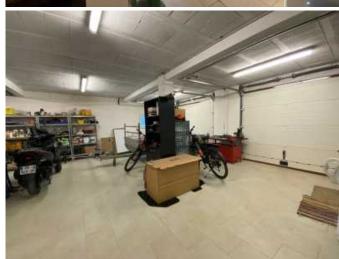














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### C. BAUER – Sunday Times

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S. and L. BROWN



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