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## Character 5 bed House for sale in Lot

**Duravel , Lot , Occitanie**



# €199,500

inc. of agency fees

5 Beds   2 Baths   301 sqm   0.75 ha

Superb character stone property completely restored with swimming pool, two guest rooms, a gite and a private apartment, all on land with a total capacity of 7535m2. Situation in full valley of the...

### At a Glance

<b>Reference</b>	MFH-LOT02001	<b>Near to</b>	Duravel	<b>Price</b>	€199,500
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	301 sqm
<b>Land</b>	0.75 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Superb character stone property completely restored with swimming pool, two guest rooms, a gite and a private apartment, all on land with a total capacity of 7535m2. Situation in full valley of the lot and vineyards of cahors. Close to a tourist village with shops (46700). Dwelling arranged on 3 levels (301m2): 3 kitchens, 3 living rooms, 5 bedrooms, 3 shower rooms, 2 bathrooms, 5 toilets, cellar and garage. Ground floor: a dining room of 24. 58m2 and a living room of 25. 22m2, with windows and doors to the front and rear of the house. A gym of 25. 46 m2, a large wine cellar (29m2), a kitchen-laundry room (20m2), a large room to finish

renovating of 50 m<sup>2</sup> offering many commercial possibilities. Floor 2: access from the garden and a large terrace + internal staircase + 2nd covered paved terrace with barbecue. Access on one level via the terrace to the two independent guest rooms. A blue room, in a family suite with a corner? Living room, and bathroom + wc (26m<sup>2</sup>). A coco bedroom (15m<sup>2</sup>) with a tiled shower room, shower, washbasin on cupboard + wc. Gîte 1 fitted out and approximately 71m<sup>2</sup>: renovated and fitted out with taste. A large kitchen (14m<sup>2</sup>), with base units. Dining room (7. 62m<sup>2</sup>). A large living room (21. 39m<sup>2</sup>) with a small balcony. Bedroom / mezzanine (18m<sup>2</sup>), a bathroom (10m<sup>2</sup>). Private apartment on 2 levels: 2 bedrooms of 15m<sup>2</sup> and 18m<sup>2</sup> with complete shower room and wc. Floor: access by an internal staircase large landing (11m<sup>2</sup>) with cupboard. Fitted kitchen/dining room (25. 35m<sup>2</sup>) + bar and velux window. A living room (25m<sup>2</sup>). With velux window. Electric heating + cumulus water heater? Septic. The swimming pool: beautiful swimming pool 7. 88mx 4. 88m with liner, paved beaches. The garage: a garage with parking spaces for several vehicles. Together offering many possibilities. To seize.

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€199,500

## Key Information

Year Built:	1800
Internal Area:	301 sqm
Land Area:	0.75 ha

## Location: Occitanie



## Gallery









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