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## Character 10 bed House for sale in Lot

**Puy-l'Évêque , Lot , Occitanie**



# €256,800

inc. of agency fees

10 Beds    4 Baths    316 sqm    0.27 ha

Invest building of 316 m2 with 2 t3 and 2 t4, all set in a beautiful garden of 2700 m2. Location: close to a tourist village with all amenities (46700). 2 apartments t 3 of 67 m2 : lounge, kitchen,...

### At a Glance

<b>Reference</b>	MFH-LOT02028	<b>Near to</b>	Puy-l'Évêque	<b>Price</b>	€256,800
<b>Bed</b>	10	<b>Bath</b>	4	<b>Hab.Space</b>	316 sqm
<b>Land</b>	0.27 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Invest building of 316 m2 with 2 t3 and 2 t4, all set in a beautiful garden of 2700 m2. Location: close to a tourist village with all amenities (46700). 2 apartments t 3 of 67 m2 : lounge, kitchen, 2 bedrooms, bathroom, wc, entrance.

has 2 rooms including 1 bedroom, 1 bathroom and 1 toilet. Electric heating electric hot water boiler - double glazing - mains drainage. Apartment t4 of 89 m2 : lounge, kitchen, 3 bedrooms, bathroom, 2 wc, laundry, entrance. Electric heating + reversible air-conditioning - electric hot water boiler - double glazing - mains

drainage. Appartment t4 of 93 m2 : lounge, kitchen, 3 bedrooms, bathroom, wc, laundry, entrance. Electric heating - electric hot water boiler - double glazing - mains drainage.

## Summary

Property type:	House
Bedrooms:	10
Bathrooms	4
Price	€256,800

## Key Information

Internal Area:	316 sqm
Land Area:	0.27 ha

## Location: Occitanie



## Gallery











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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.

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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.

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