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## Character 5 bed House for sale in Lot

**Puy-l'Évêque , Lot , Occitanie**



# €449,000

inc. of agency fees

5 Beds   2 Baths   208 sqm   0.61 ha

Old property of character perfectly renovated with swimming pool and stone outbuilding. On an enclosed garden with trees of 6075m<sup>2</sup> dominant location with view. Close to a village with all amenities...

### At a Glance

<b>Reference</b>	MFH-LOT02036	<b>Near to</b>	Puy-l'Évêque	<b>Price</b>	€449,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	208 sqm
<b>Land</b>	0.61 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Old property of character perfectly renovated with swimming pool and stone outbuilding. On an enclosed garden with trees of 6075m<sup>2</sup> dominant location with view. Close to a village with all amenities in the tourist valley of the lot (46700). House of 163 m<sup>2</sup> : 4 bedrooms, sitting room, lounge-kitchen, bathroom, shower room, 3 wc, garage, laundry room, 2 cellars. Garden level : a 29. 22 m<sup>2</sup> sitting room, cupboard, tiled floor. A garage of 32. 17 m<sup>2</sup>. A 15 m<sup>2</sup> laundry, washing machine connection. 2 cellars of 10 m<sup>2</sup>. 1st floor: access by outside stone stairs giving on to a 'bolet' or an inside wooden stairs by the sitting room. A 5 m<sup>2</sup> entrance,

wooden floor. A 1. 56 m<sup>2</sup> wc, washbasin. 2 bedrooms of 12,78 m<sup>2</sup> and 10,79 m<sup>2</sup>, parquet floor. A 46. 74 m<sup>2</sup> lounge/kitchen, fireplace + wood burner, bar, walls and floor cupboards, sink, domestic appliances, wooden floor. A 3. 35 m<sup>2</sup> corridor, stone sink, built-in cupboard, wooden floor. A 15. 65 m<sup>2</sup> bedroom, wooden floor. A 8. 91 m<sup>2</sup> bathroom, bath, italian shower, 2 washbasins on cupboard, towel rail, tiled floor. A 1. 89 m<sup>2</sup> wc, parquet floor. 2nd floor: access by an inside wooden staircase giving on to a 2. 97 m<sup>2</sup> landing. A 19. 77 m<sup>2</sup> bedroom, exposed framework, wooden floor. A 3. 71 m<sup>2</sup> shower room, italian shower, washbasin on cupboard, wc, parquet floor. A 40 m<sup>2</sup> room which can be fitted. Electric heating + wood burner - double glazing electric hot water boiler - septic tank. Separate outbuildings: a heated salted swimming pool of 5 m x 10m, pavement around, liner, electric cover, pool house. An old stone barn fitted on one level including :a garage for one vehicle. A 45 m<sup>2</sup> apartment on one level to restore. A lounge, tiled floor, exposed framework and kitchen area with sink. A bedroom with window, exposed beams. A bathroom, bath, washbasin and bidet. Separate wc. roof redone in 2012

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€449,000

## Key Information

Year Built:	1850
Internal Area:	208 sqm
Land Area:	0.61 ha

## Location: Occitanie



## Gallery









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