

[Click to view MFH-LOT02036](#)

## 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...

### 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









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