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Character 5 bed House for sale in Lot

Lacapelle-Cabanac , Lot , Occitanie



€265,000
inc. of agency fees

5 Beds 1 Baths 230 sqm 0.86 ha

Superb property of the 13o century restored included a main house and a guest house on a beautiful park with trees and pond 8 570m2. Superb location : with panoramic view on the touristic valley of...

At a Glance

Reference	MFH-LOT02078	Near to	Lacapelle-Cabanac	Price	€265,000
Bed	5	Bath	1	Hab.Space	230 sqm
Land	0.86 ha	Pool	No	Land Tax	N/A

Property Description

Superb property of the 13o century restored included a main house and a guest house on a beautiful park with trees and pond 8 570m2. Superb location : with panoramic view on the touristic valley of the river lot. At 6kms from a village with all shops. (46700).

house of 173 m2 fitted on 3 levels : 3 sitting room, a lounge, kitchen, 4 bedrooms, study, bathroom, 1 wc.
ground floor :

a sitting room of 18m2, 2 windows and a french window opening on the garden, exposed beams.

a lounge of 21,40m², fireplace « poly flamme », window, exposed beams.
a study of 7,50m², door opening on garden, window, exposed beams, tiled floor.
fitted kitchen of 11,14 m² (walls and floor cupboards, double sink), 2 windows, tiled floor, exposed beams.
1st floor : access by an inside wooden staircase.
a sitting room of 23m², wooden floor, exposed beams, 2 windows.
a bedroom of 8m², 2 windows, exposed beams, wooden floor.
a large bedroom of 20m², fireplace, window, wooden floor, exposed beams.
a bathroom of 8,25 m², bath, washbasin, bidet and wc.
2nd floor (fitted attic) : access by an inside wooden staircase.
a sitting room of 25m², wooden floor, exposed framework, 2 windows.
a bedroom of 10m², window, wooden floor, exposed framework.
a large bedroom of 20m², wooden floor, exposed framework, un velux.
guest house of 57 m² in the old stone barn : bedroom in the mezzanine, lounge, kitchen and shower room.
kitchen of 7,43 m², linoleum floor, door opening on garden.
lounge of 26,14 m², window, door opening on garden.
a shower room of 5,81 m², shower, washbasin and wc.
a bedroom of 17,25 m² in the mezzanine.
a room used as a storage of 44 m².
attached carport.
separate outbuildings:
a boiler room.
a carport in the garden.
oil central heating + fireplace poly flamme electric hot water boiler. Septic tank

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€265,000

Key Information

Year Built:	1800
Internal Area:	230 sqm
Land Area:	0.86 ha

Location: Occitanie



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