

[Click to view MFH-LOT02078](#)

## 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

<b>Reference</b>	MFH-LOT02078	<b>Near to</b>	Lacapelle-Cabanac	<b>Price</b>	€265,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	230 sqm
<b>Land</b>	0.86 ha	<b>Pool</b>	No	<b>Land Tax</b>	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 21,40m<sup>2</sup>, fireplace « poly flamme », window, exposed beams.  
a study of 7,50m<sup>2</sup>, door opening on garden, window, exposed beams, tiled floor.  
fitted kitchen of 11,14 m<sup>2</sup> (walls and floor cupboards, double sink), 2 windows, tiled floor, exposed beams.  
1st floor : access by an inside wooden staircase.  
a sitting room of 23m<sup>2</sup>, wooden floor, exposed beams, 2 windows.  
a bedroom of 8m<sup>2</sup>, 2 windows, exposed beams, wooden floor.  
a large bedroom of 20m<sup>2</sup>, fireplace, window, wooden floor, exposed beams.  
a bathroom of 8,25 m<sup>2</sup>, bath, washbasin, bidet and wc.  
2nd floor (fitted attic) : access by an inside wooden staircase.  
a sitting room of 25m<sup>2</sup>, wooden floor, exposed framework, 2 windows.  
a bedroom of 10m<sup>2</sup>, window, wooden floor, exposed framework.  
a large bedroom of 20m<sup>2</sup>, wooden floor, exposed framework, un velux.  
guest house of 57 m<sup>2</sup> in the old stone barn : bedroom in the mezzanine, lounge, kitchen and shower room.  
kitchen of 7,43 m<sup>2</sup>, linoleum floor, door opening on garden.  
lounge of 26,14 m<sup>2</sup>, window, door opening on garden.  
a shower room of 5,81 m<sup>2</sup>, shower, washbasin and wc.  
a bedroom of 17,25 m<sup>2</sup> in the mezzanine.  
a room used as a storage of 44 m<sup>2</sup>.  
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



## 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