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## Character 3 bed House for sale in Lot

Sérignac , Lot , Occitanie



# €225,800

inc. of agency fees

3 Beds      163 sqm      0.95 ha

Superb property in stone with outbuildings on a land of 9541 m<sup>2</sup>. Location at 8 km from a village with all shops (46700) house of 163 m<sup>2</sup>: lounge, kitchen, 3 bedrooms, study, shower room, wc,...

### At a Glance

<b>Reference</b>	MFH-LOT02086	<b>Near to</b>	Sérignac	<b>Price</b>	€225,800
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	163 sqm
<b>Land</b>	0.95 ha			<b>Land Tax</b>	N/A

### Property Description

Superb property in stone with outbuildings on a land of 9541 m<sup>2</sup>. Location at 8 km from a village with all shops (46700)

house of 163 m<sup>2</sup>: lounge, kitchen, 3 bedrooms, study, shower room, wc, boiler room.

garden level:

a study of 11.41 m<sup>2</sup>, tiled floor, exposed beams.

a corridor of 10.39 m<sup>2</sup>, tiled floor.

a wc of 1.24m<sup>2</sup>.

a shower room of 5.45 m<sup>2</sup>, shower cabin, washbasin on cupboard, tiled floor.

2 bedrooms of 18.28 m<sup>2</sup> and 20.71 m<sup>2</sup>.

a boiler room with sink.

1st floor: access by an outside staircase giving on terrace or by an inside wooden staircase

a kitchen of 19.51 m<sup>2</sup>, double sink, walls and floor cupboards, tiled floor.

a lounge of 50.32 m<sup>2</sup>, fireplace, exposed stone, wooden floor.

a bedroom of 25.16 m<sup>2</sup>, wooden floor.

oil central heating + hot water production fireplace

septic tank

outbuildings: a stone barn of 70 m<sup>2</sup>.

a stone garage for a vehicle.

a wine cellar.

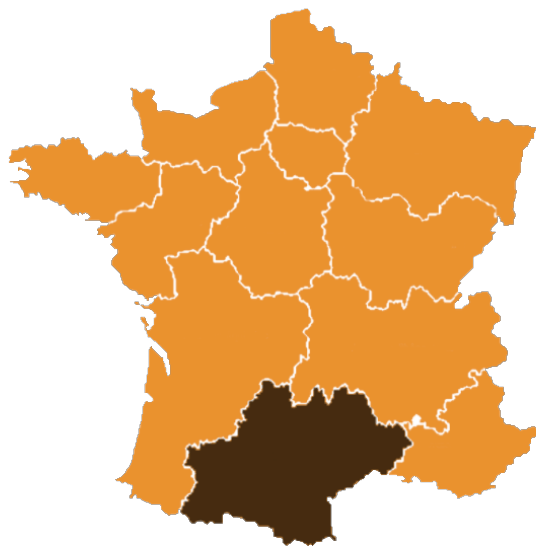
## Summary

Property type:	House
Bedrooms:	3
Price	€225,800

## Key Information

Year Built:	1800
Internal Area:	163 sqm
Land Area:	0.95 ha

## Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**

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