

[Click to view MFH-LOT02090](#)

Character 6 bed House for sale in Lot Mauroux , Lot , Occitanie



€535,000

inc. of agency fees

6 Beds 1 Baths 220 sqm 0.71 ha

Superb character property built with local stone with 2 towers, swimming pool, outbuildings. All on a beautiful park with a total area of 7097m2 beautiful dominant location with view: very close from...

At a Glance

Reference	MFH-LOT02090	Near to	Mauroux	Price	€535,000
Bed	6	Bath	1	Hab.Space	220 sqm
Land	0.71 ha	Pool	No	Land Tax	N/A

Property Description

Superb character property built with local stone with 2 towers, swimming pool, outbuildings. All on a beautiful park with a total area of 7097m2 beautiful dominant location with view: very close from a small touristic village in the lot valley (with grocery) 46700.

house of 220 m2 fitted on 2 levels and partly built over ground floor : lounge, kitchen, sitting room, 6 bedrooms, 1 bathroom, 1 shower room, 3 wc.

garden level: 2 access by inside staircase or by garden level.

large garage for 2 vehicles. Laundry with sink. Wine cellar.

ground floor: a large partly covered terrace with summer kitchen, offering views.

a 2 m2 entrance hall, tiled floor, exposed beams, exposed stone walls.

a 50 m2 lounge with old stone fireplace, exposed beams, tiled floor.

a 19.5 m2 fitted kitchen with floor cupboards, bar, sink, domestic appliances, exposed beams, tiled floor.

a 14.30 m2 corridor.

4 bedrooms of 14.10 m2, 13.37 m2, 10.87 m2 and 10.04 m2, wooden floor.

a 1.21 m2 wc, tiled floor.

a 9.53 m2 bathroom, bath, italian shower, 2 washbasins on cupboard, wc, tiled floor.

1st floor: access by inside wooden staircase giving on to a landing.

a 13.59 m2 bedroom, wooden floor.

a 3.19 m2 shower room, cabin shower, washbasin on cupboard, wc, tiled floor.

a 26.72 m2 sitting room, wooden floor, exposed framework.

a 3.55 m2 storeroom.

a 12 m2 bedroom, dressing, wooden floor.

a 15.29 m2 room used for storage.

electric heating by the floor + reversible air-conditioning + fireplace + insulation + double glazing electric hot water boiler - septic tank.

outbuildings :

a 10m x 5m solar-heated saltwater swimming pool with liner, roman staircase and pavement around

a large building with a wood-burning area, technical room and wc, workshop, shed etc...

a small stone house for restoration

Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€535,000

Key Information

Year Built:	1970
Internal Area:	220 sqm
Land Area:	0.71 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