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## 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

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



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