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## Character 5 bed House for sale in Lot

Puy-l'Évêque , Lot , Occitanie



# €193,500

inc. of agency fees

5 Beds   1 Baths   124 sqm   0.05 ha

Pretty, fully restored stone house with enclosed garden of 520 m2. Lovely location with view. Very close from a beautiful village with all amenities in the tourist valley of the river (46700). house...

### At a Glance

<b>Reference</b>	MFH-LOT02115	<b>Near to</b>	Puy-l'Évêque	<b>Price</b>	€193,500
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	124 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Pretty, fully restored stone house with enclosed garden of 520 m2. Lovely location with view. Very close from a beautiful village with all amenities in the tourist valley of the river (46700).

house of 124 m2 partly built over cellar and fitted on 3 levels : living room, kitchen, bathroom, 2 wcs, 5 bedrooms, study, cellar, garage.

ground floor:

a 5.33 m<sup>2</sup> entrance, tiled floor.

a 1.32 m<sup>2</sup> cellar, tiled floor.

a 1.62 m<sup>2</sup> wc, tiled floor.

a 25.55 m<sup>2</sup> lounge, tiled floor.

a 19.11 m<sup>2</sup> kitchen, bar, floor cupboards, sink, extractor, tiled floor.

a garage for one car.

1st floor: access by a nice inside wooden staircase:

a 1.5 m<sup>2</sup> landing.

2 bedrooms of 12.71 m<sup>2</sup> and 10.28 m<sup>2</sup>, fireplace, wooden floor.

a 10.80 m<sup>2</sup> bedroom, wooden floor, a french-window opening on to a large terrace.

a bathroom, bath, washbasin, wc, tiled floor.

2nd floor: access by a nice inside wooden staircase:

2 bedrooms of 15.41 m<sup>2</sup> and 11.07 m<sup>2</sup>, wooden floor.

electric heating - double glazing electric hot water boiler - mains drainage.

a well.

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€193,500

## Key Information

Year Built:	1850
Internal Area:	124 sqm
Land Area:	0.05 ha

## Location: Occitanie



## Gallery









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**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.

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