

[Click to view MFH-LOT02115](#)

Character 5 bed House for sale in Lot

Puy-l'Évêque , Lot , Occitanie



€149,000

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...

At a Glance

Reference	MFH-LOT02115	Near to	Puy-l'Évêque	Price	€149,000
Bed	5	Bath	1	Hab.Space	124 sqm
Land	0.05 ha	Pool	No	Land Tax	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 m² entrance, tiled floor.

a 1.32 m² cellar, tiled floor.

a 1.62 m² wc, tiled floor.

a 25.55 m² lounge, tiled floor.

a 19.11 m² 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 m² landing.

2 bedrooms of 12.71 m² and 10.28 m², fireplace, wooden floor.

a 10.80 m² 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 m² and 11.07 m², wooden floor.

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

a well.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€149,000

Key Information

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