



## House in Midi-Pyrenees,

46800, Lot, Occitanie

# €475,000

Ref: 113014

\* Available \* 2 Beds \* 1 Bath

A beautifully restored stone property 250m2 with a pigeonnier, outbuildings and about 3ha of land situated just 5 minutes' drive from a village with shops.

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**French Entrée** 

## Property Description

A covered terrace leads into:

- a fitted kitchen of 25m<sup>2</sup> with a stone fireplace, a bread oven and 3 sinks
- a dining room of 19m<sup>2</sup> with large windows and a view over the garden
- a laundryroom of 9m<sup>2</sup> with fitted cupboards
- a living room of 80m<sup>2</sup> with a stone fireplace, stone floor
- a WC with a wash basin

Stone stairs to the first floor: a study area, stone floor, stone sink

- a study or living room of 17m<sup>2</sup> with a fireplace, wooden floor and mezzanine for double bed
- 2 bedrooms of 17.5m<sup>2</sup> each with shower room and WC
- another mezzanine for a double bed

Garden level: a bedroom of 24m<sup>2</sup> with a small vaulted room open to the garden. A bathroom

A small workshop, 8m<sup>2</sup>. Another laundryroom or cellar. Mains water, electricity, cable connections for internet in all rooms. Heating with a woodburner and under floor heating with heatpump. Septic tank conforms to new regulations. An outbuilding of 75m<sup>2</sup> (planned for 2 bedrooms, one bathroom and WC) which could be connected to the house by closing part of the terrace (drainage and electricity already connected). Willing to offer a hand in completing the work.

A one-roomed stone outbuilding. In very good condition. Good quality restoration. 3.3ha

