



House in Midi-Pyrenees,

46170, Lot, Occitanie

€686,500

Ref: 123068

* Available * 3 Beds * 1 Bath

A spacious stone property of approx 395m² with a very high quality of restoration (4 bedrooms), in excellent condition with a patio and car port, a swimming pool and a guesthouse. A large garden of approx 8.75 hectares,

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French Entrée 

Property Description

Ground floor:

an open fitted kitchen of 20m², open to a terrace of 50m², a dining room of 30m² with a fire place, a lounge of 18m², a living room of 25m² with a woodburning stove. a bedroom of 20m², a bathroom and wc, a utility room of 13m², landing of 10m², a larder of 12m².

First Floor: A large mezzanine of 36m² used as a study or lounge, a shower room of 5m², a wc. There are 3 double bedrooms, 17m², 13m², 12m².An attic of 31m² which can be converted into a bedroom.

Basement includes a a room of 47m², wine cellar of 7m², a boiler room of 6m², a wc, a boiler room of 6m², a vaulted cellar of 30m² and another one used as a larder. Water, electricity, double glazing, gas central heating, septic tank.

A guest house of 36m²

a reception room of 18m² with kitchen area, 2 bedrooms of 8m², a shower room of 2.7m² and wc)

A garage adjoining 19 m² which can be converted into a bedroom

A salt swimming pool, 10x5m with electric cover

A double car port - 50 m2 Very high quality of renovation, very good condition

The guest house needs modernisation and redecorating Approx 8.75 hectares (mainly woods 7 ha)

A stone well

