



## Village house in Midi-Pyrenees,

46800, Lot, Occitanie

€275,600

Ref: 123324

\* Available \* 1 Bed \* 1 Bath

Lovely stone village house, approx 200m<sup>2</sup> of living area (4 bedrooms, 1 study, 3 shower rooms), completely restored with lots of taste, with a garden of about 80m<sup>2</sup>, and a barn to be restore. Beautiful view. Good poss



## Property Description

About 200m<sup>2</sup> of living area, two independent entrance via two Streets.

Ground floor : a study of 22m<sup>2</sup>, a passage of 2m<sup>2</sup> acces to a boiler and laundry room of 6.8m<sup>2</sup>, a dressing of 4m<sup>2</sup>.

Another passage access to a bedroom of 17.5m<sup>2</sup> with a shower room of 6.3m<sup>2</sup>.

First floor : a passage of 4.8m<sup>2</sup> access to a bedroom of 10m<sup>2</sup> with a mezzanine currently used as a storage area, a bedroom of 13m<sup>2</sup>, a bathroom of 3.3m<sup>2</sup>, a Wc of 1m<sup>2</sup>.

2nd floor : a dining room of 43m<sup>2</sup> with a fireplace, a fitted kitchen of 26m<sup>2</sup> open to the garden.

3rd floor : a mezanine currently used as a lounge, a bedroom of 26m<sup>2</sup> with exposed beams, a shower room of 4m<sup>2</sup>.

On the basement a vaulted cellar. Water, electricity, double glazing, oil central heating, mains drainage. A barn of 60m<sup>2</sup> : the roof needs to be remake.

It opens to a public carpark.

Possibility to renovate the barn on two levels. House in very good condition, completely restored in 2007.

The roof of the barn needs to be remake. garden of 80m<sup>2</sup>

