



4 Bedroom House,

46700, Puy L'evêque, Lot, Occitanie

€449,000

Ref: L4998

* For Sale * 4 Beds * 1 Bath

Exceptional 4-bed stone built house constructed in 1993 with spacious fully modernised accommodation mainly over one level, extensive garaging/storage, garden with swimming pool on 14 acres.

Property Description

Situated on high ground above the Lot valley in a very peaceful secluded rural location with fine views, close to a town with all facilities.

Habitable surface area of about 180 m²

Ground Floor :

Entrance hall - (11,50 m²) ; Living/dining room - (39 m²) with fireplace, wood burning stove and door to terrace - (41 m²) ; equipped Kitchen - (12 m²) with door to garden ; corridor leading to - Bedroom 1 - (15 m²) with French doors to terrace, en suite bathroom/WC and separate shower - (8,40 m²) ; Bathroom/WC with separate shower - (7,30 m²) ; Bedroom 2 - (12,20 m²) with French windows to terrace ; Bedroom 3 - (7,35 m²) with fitted cupboards.

First Floor :

Stairs up to office room - (15,50 m²) at top of the Pigeonnier (stone tower)

Lower Ground Floor :

Overall measurement - 174 m² including Inner hall - (11 m²) for storage ; Store room - (12 m²) ; Summer kitchen ; Shower/WC ; Bedroom 4 ; Laundry room and extensive storage/garage areas

Features :

Electric heating system with storage heaters + radiators + wood-burning stove in the Living room

Salt water swimming pool - (12m x 6m) with electric cover.

Watering system units around the garden

LAND of about 5ha 70a 44ca (about 14 acres)



