



Superb Restored Fortified Farmhouse in the Lot with the possibility of buying additional 14HA,

€647,900

Ref: L4999

46700, Puy L'evèque, Lot, Occitanie

* For Sale * 4 Beds * 3 Baths

Superb restored fortified farmhouse dating from about 1600 with a round tower and a square tower incorporated into the main house, extensive outbuildings, and magnificent views.

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French Entrée 

Property Description

On high ground with far-reaching views, this magnificent property stands on its own surrounded by farmland, 8 kms from shops and services in the Lot valley.

Superb restored fortified farmhouse dating from about 1600 with a round tower and a square tower incorporated into the main house, extensive outbuildings, and magnificent views.

Main House, recently modernised, incorporating the original features of the tower:

Habitable surface area of about 295 m²

Ground floor :

Entrance hall - (10,14 m²) with stone tiled floor ; Utility room - (15,34 m²) with plumbing for washing machine. Separate WC - (1 m²) to be finished ; Large Room/gym - (43,43 m²) with door to the round tower. Room in base of tower (9m²) with original 'defense' features and door to garden.

First floor :

Kitchen with modern Inova units - (44,27 m²) with stone tiled floor, underfloor heating and granite worktop (chimney in place for a fireplace, if needed); Door to office in circular tower (9 m²) ; Dining room - (22,73 m²) with wood floor in the square tower; Hallway - (5 m²) off kitchen ; Bedroom 1 - (24,6 m²) with dressing room, shower room with Italian shower, twin basins and separate WC - (3 m²).

Second floor :

Living room - (49 m²) with new wood floor and exposed beams ; Door to round tower and Bedroom 2 (9 m²) - Bedroom 3 - (22,73 m²) with en suite shower room - wood floor and balcony ; Bedroom 4 - (15,46 m²) with wood floor ; Bathroom/shower room (11 m²) ; Separate WC.

Double glazing

Cast iron radiators

Oil-fired central heating and hot water.

Cellar with oil-fired Viessmann boiler, 2 x oil tanks

Garage (34 m² - for 2 cars)

Stone-built barn, open to one side (116 m²)

Hangar 1 (105 m²)

Hangar 2 (137 m²)

Stone-built Workshop (31.6 m²) on 2 levels

On the other side of the courtyard:

Impressive stone barn (130 m² x 2 levels) with a large open sided attached hangar.

Independent studio apartment:

comprising Dining room with fireplace and 'insert', Living Room with woodburner, Kitchen, Shower room/WC. (56 m²)

Land of 6080 m² around the property with the possibility of buying an additional 14 ha. by separate agreement.

Gallery

