



## House built in 2018,

46700, Lacapelle Cabanac, Lot, Occitanie

# €199,000

Ref: 4600416593

\* Available \* 3 Beds

ECOLOGICAL 120 M<sup>2</sup> HOUSE BUILT IN 2018 ON A LAND OF 821 M<sup>2</sup>. SITUATION IN THE COUNTRYSIDE, ON THE EDGE OF A VILLAGE: 7KM FROM A TOURIST VILLAGE WITH ALL SHOPS. Habitable size 120 m<sup>2</sup>: Living room

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**French Entrée** 

## Property Description

ECOLOGICAL 120 M<sup>2</sup> HOUSE BUILT IN 2018 ON A LAND OF 821 M<sup>2</sup>. SITUATION IN THE COUNTRYSIDE, ON THE EDGE OF A VILLAGE: 7KM FROM A TOURIST VILLAGE WITH ALL SHOPS. Habitable size 120 m<sup>2</sup>: Living room with open kitchen, cellar, WC, shower room, large landing, 3 bedrooms. Ground floor: A kitchen of 9,8 m<sup>2</sup>. A living room of 26 m<sup>2</sup> with a pellets stove. One WC of 1,3 m<sup>2</sup> with recyclable water hand washbasin. A shower room of 5,6 m<sup>2</sup> with Italian shower, custom made washbasin on cupboard, towel radiator A bedroom of 10,6 m<sup>2</sup> First floor: Large landing of 15,7 m<sup>2</sup> that can be converted into a bedroom/dressing. A bedroom of 23,3 m<sup>2</sup>. A bedroom of 15,8 m<sup>2</sup>. Technical room (VMC, solar water heater, storage) Wooden frame, straw insulation, oak joinery, chestnut flooring, local bio-sourced materials. Double glazing A 35 m<sup>2</sup> semi-covered terrace facing south on a 820 m<sup>2</sup> plot of land with trees, on the edge of the village. Garden shed and car port View on the vineyards PELLET STOVE + SOLAR WATER HEATER - MAINS DRAINAGE - DOUBLE GLAZING.

