



## Perfectly Restored Townhouse,

46140, Luzech, Lot, Occitanie

# €148,400

Ref: 4600416731

\* Available \* 2 Beds \* 1 Bath

TOWN STONE HOUSE COMPLETELY AND PERFECTLY RESTORED WITH TERRACE OF 15 M<sup>2</sup>. NICE LOCATION : IN THE HEART OF A MEDIEVAL AND TOURISITC VILLAGE OF THE VALLEY OF THE RIVER LOT T. (46140).

## Property Description

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LOT T. (46140).

House of 110 m<sup>2</sup> : lounge, kitchen, 2 bedrooms, study, mezzanine, bath room, shower room, 2 WC, laundry. Ground floor : A lounge of 31,55 m<sup>2</sup>, pellet wood burner, exposed framework. A kitchen of 8,65 m<sup>2</sup>, floor cupboard, bar, double sink. A laundry of 5 m<sup>2</sup>. A landing of 1m<sup>2</sup>. A bedroom of 16,72m<sup>2</sup>, exposed beams, built-in cupboard. A WC of 1,64 m<sup>2</sup>. A bathroom of 7,80m<sup>2</sup>, angle bath, Italian shower, 2 washbasins on cupboard. 1st floor : access by an inside wooden staircase. A mezzanine of 13m<sup>2</sup>, built in cupboard. A study of 7,59m<sup>2</sup>, velux. A shower room of 1,85 m<sup>2</sup>, shower cabin, washbasin. A bedroom of 13,94 m<sup>2</sup>, velux.

ELECTRIC HEATING + PELLET WOOD BURNER, ELECTRIC HOT WATER BOILER - DOUBLE GLAZING, MAIN DRAINAGE.

