



## Investment property with gite and chambres d'hôte,

46700, Puy-L'Évêque, Lot, Occitanie

\* Available \* 4 Beds \* 5 Baths

Investment property with gite and chambres d'hôte

# €310,000

Ref: BVI60864

## Property Description

RESTORED STONE PROPERTY WITH A SELF CONTAINED GITE, TWO DOUBLE B&B BEDROOMS, PRIVATE OWNERS ACCOMMODATION AND SWIMMING POOL. SET ON ABOUT 7535M<sup>2</sup> OF LAND. LOCATED IN THE BEAUTIFUL LOT VALLEY BETWEEN TWO VILLAGES WITH LOCAL AMENITIES, CHATEAUX AND VINEYARDS NEARBY.

House fitted on 3 levels (301M<sup>2</sup>): 3 kitchens, 3 lounges, 5 bedrooms, 3 shower rooms, 2 bathrooms, 5 WCs, cellar and garage.

Ground floor :

The guest lounge (50m<sup>2</sup>), with wood burner, very large dining room.

A kitchen-laundry of 20m<sup>2</sup>, a sports hall of 25,46m<sup>2</sup> and cellar of 29m<sup>2</sup>.

A large room to be renovated of about 50m<sup>2</sup>. offering enormous potential for additional income.

Second floor : Staircase leading from lower ground floor, direct access from the garden + spacious terrace + second covered terrace with barbecue.

Each room has its own private entrance from the covered terrace area.

Blue room ( 26m<sup>2</sup>): double bedroom, en suite bathroom with corner bath, WC and small sitting area.

Coco room (15m<sup>2</sup>.) with shower room, shower, wash hand basin + W.C.

The self contained fully fitted Gîte of about 71m<sup>2</sup>. Modern and tastefully decorated.

A large fully fitted kitchen (14m<sup>2</sup>.) with separate dining area (7.66m<sup>2</sup>.). Living room 21,39m<sup>2</sup> with small balcony.

Bedroom/mezzanine (18M<sup>2</sup>), and newly fitted bathroom (10m<sup>2</sup>) with bath/shower + wc.

Private owners accommodation:

Landing of about 11m<sup>2</sup> with 2 bedrooms/en suite each of 15m<sup>2</sup> et 18m<sup>2</sup>.

Top attic 3rd floor:

Spacious landing of 11m<sup>2</sup> with cupboards.

Kitchen/dining (25,35m<sup>2</sup>) fitted + bar and velux windows.

Living area (25m<sup>2</sup>.) with velux windows.

ELECTRIC HEATING + ELECTRIC HOT WATER BOILER ? SEPTIC TANK.

The swimming pool : 7.88m x 4.88m chlorine system with surrounding terracing.

The garage : Large garage and plenty of parking.

Gardens/land: 7535m<sup>2</sup> with an orchard.

GREAT POTENTIAL. EXCELLENT OPPORTUNITY.



# Gallery

