



## Spacious contemporary house with swimming pool and excellent views,

46140, Luzech, Lot, Occitanie

\* Available \* 1 Bed \* 1 Bath

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€420,000

Ref: L7097

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French Entrée 



## Property Description

Habitable surface area of about 169 m<sup>2</sup>

Entrance via paved terrace into hallway (9 m<sup>2</sup>); utility room (5.50 m<sup>2</sup>) with sink unit; bedroom (12 m<sup>2</sup>) with en suite shower room/WC (1.94 m<sup>2</sup>); corridor (4.65 m<sup>2</sup>) ; bathroom/WC (5.60m<sup>2</sup>) with cupboard ; bedroom (12.10 m<sup>2</sup>) ; master bedroom (14.50 m<sup>2</sup>) with en suite shower room/ WC (5.15 m<sup>2</sup>) ; dressing room (4.50 m<sup>2</sup>) ; dressing area (1.65 m<sup>2</sup>)

From entrance, stairs down to living room (42.20 m<sup>2</sup>) with pellet wood burner, triple aspect and 3 sets of sliding doors to terrace ; fully fitted kitchen (19.20 m<sup>2</sup>) with pantry (2.40 m<sup>2</sup>).

From entrance hall, stairs up to landing/mezzanine (13.75 m<sup>2</sup>) and bedroom (15 m<sup>2</sup>)

Electric underfloor heating, and radiators in bedrooms

Double glazing

Integrated garage with double doors 31 m<sup>2</sup>

Swimming pool 8m x 4m

LAND of about 6952 m<sup>2</sup>



