



Modern house in Midi-Pyrenees,

46800, Lot, Occitanie

€495,000

Ref: 123801

* Available * 1 Bed * 1 Bath

Pretty traditional house with stone facing, 135 m² of living space with a beautiful 160 m², a space "bien être" with swimming pool, spa and hammam, and 7448 m² of land with well, located in the countryside, with lovely views of the countryside

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French Entrée 

Property Description

House approximately 135 m² of living space

On the ground floor

an equipped kitchen of 14.5 m²

a 6.6 m² hallway leading to

a living / dining room of 40 m² with fireplace and heat recovery unit

the living-dining room opens onto a covered terrace

a 13 m² bedroom

a 6.6 m² bathroom with bath and shower

a 2.4 m² toilet

Floor: a mezzanine of 34.5 m² above the living-dining room possibility of converting the mezzanine into a bedroom

In the basement :

a 15 m² bedroom

a toilet of 2.76 m²

a 22 m² boiler room / laundry room

a 40 m² workshop

a 35 m² garage House: double glazing and triple glazing PVC, central heating with a pellet boiler, septic tank

Space "bien être" : underfloor heating A space "bien être" of 160 m² including:

a 12 x 4 swimming pool with electric cover and reinforced liner

A spa

A hammam with glass tiles

A bathroom

In the basement: local technique

The space "bien être", usable all year round. In summer possibility of opening the roof and the bay windows Very good condition Land of 7448m² with a well with a pump

A part in meadow, possibility of making a large vegetable garden

