



Charming and authentic group of buildings with a swimming pool and lovely views,

46240, Labastide Murat, Lot, Occitanie

* Available * 5 Beds * 2 Baths

The property offers 2 characterful houses, a renovated barn, a 3rd house for internal renovation and a sheltered swimming pool/bar area. In a quiet rural location, 5 minutes by car from Labastide Murat ...

€595,000

Ref: L7106

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French Entrée 

Property Description

The property offers 2 characterful houses, a renovated barn, a 3rd house for internal renovation and a sheltered swimming pool/bar area.

In a quiet rural location, 5 minutes by car from Labastide Murat and its shops and services

Main house (1710) with dovecote (living area of approximately 120 m²)

First floor (60 m²) Outside stone staircase leading up to the front door.

Entrance into the living room (23.2 m²) with inglenook fireplace and magnificent arched 'souillarde' feature (4 m²) with original stone sink, and a staircase down to the ground floor.

Bedroom (14.76 m²) with parquet floor and exposed beams Bedroom (11.4 m²) Bathroom (6.85 m²) WC

Ground floor (60 m²)

Dining room (31.26 m²) with stone paving and authentic bread oven feature. Several steps lead up to the kitchen (11.4 m²) open to the dining room with tiled floor and storage cupboards. Room (14.43 m²) with fireplace and wood burner which heats the bedrooms and bathroom above) and door opening onto the garden. Shower room/WC (3 m²)

Convertible attic

Gas-fired heating (underground tank)

Second stone-built House 2 (living area of approximately 100 m²)

Ground floor with large bedroom with door opening to the outside; shower room (6 m²) and separate WC (2 m²)

First floor: Living room/kitchen (37.5 m²) and doors to a shaded terrace

Second floor: with bedrooms under the roof: Bedroom / dormitory 7 x 2.5 m = (17.5 m²) leading to a Bedroom (9 m²)

Covered terrace with beautiful views of the surrounding countryside

Garage (22.4 m²) under the first floor terrace

House to renovate (1803) adjoining the main house, with a recent roof. . Approximately 78 m²

Room (17 m²) Living room with fireplace and stone sink (18.35 m²) Room (16.45 m²) Room (16.45 m²) Convertible attic Staircase goes up to one bedroom (10.8 m²)

Large renovated Stone barn: (93 m²)

Ground floor (62 m²) with travertine floor. Used as a games/receptions/party room Staircase up to Mezzanine (31m²) with pine flooring. New roof.

Recent Septic tank for all the buildings

Swimming pool 7 x 4 m with safety cover, heated with a heat pump

Pool pump room with automatic salt filtration system

Bar and WC with washbasin

LAND of 3109 m²

Gallery

