

Farmhouse in Midi-Pyrenees,

46800, Lot, Occitanie

€314,800

Ref: 123917

* Available * 3 Beds * 1 Bath

Stone property with a large main house and a guest house, a chicken coop and 2739 m² of land with a well.

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Property Description

Main house:

an entrance of 11.88 m²

a dining room

a kitchen 26.88 m²

a utility room 5.67 m²

a large games room 60 m², possibility of partitioning the space to make 3 bedrooms,

a clearance of 2.7 m² serving

a bathroom 5.7 m²

a toilet 1.18 m²

an independent shower 3 m²

Upstairs a bedroom 15 m²

and a convertible attic (high roof)

In the basement :

a garage 51 m²

a boiler room 16.84 m²

a cellar 45 m²

and 2 vaulted cellars of 28 and 18 m²

A guest house of 57 m²:

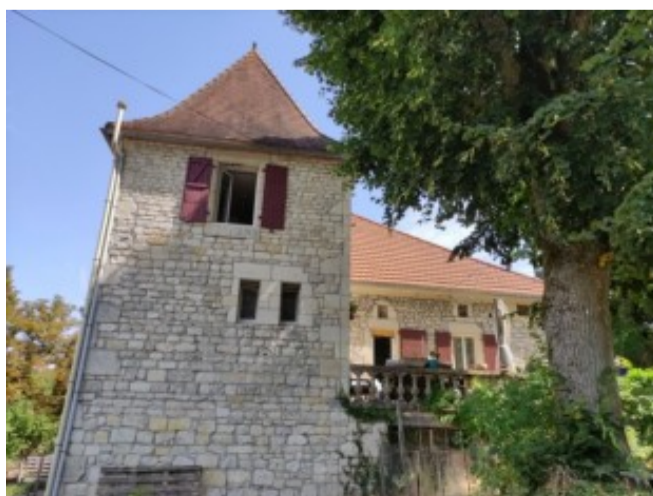
including an 8 m² entrance

one bedroom 16.6 m²

upstairs a clearance of 2.58 m² serving

2 bedrooms of 12 m² and 9.44 m²

a bathroom of 3 m² and a toilet of 0.97 m². Water, electricity, central heating with a 2020 pellet stove, and electric heating in the guest house, PVC double glazing, 2020 compliant septic tank (compact system with coconut filters) A chicken coop Good condition, refresh work to be planned but the house was renovated in 2020, the roof also redone in 2020. Land fenced with an electric gate of 2739 m² with a well.



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