



# House in Midi-Pyrenees,

46800, Lot, Occitanie

# €141,700

Ref: 113957

\* Available \* 1 Bed \* 1 Bath

80s house on the ground floor of around 75m<sup>2</sup> with 2 bedrooms, an adjoining garage of 17.67m<sup>2</sup>, flat and fenced land of 1353m<sup>2</sup> with a well. The house is located on the edge of the village with all amenities of Montcuq.

**Telephone:** +44 (0) 1225 463752    **Email:** info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 

## Property Description

A 3.15 m<sup>2</sup> entrance

A corridor of 7.35 m<sup>2</sup>

A 10.55 m<sup>2</sup> kitchen

A living room 21.08 m<sup>2</sup>

One bedroom 13.67 m<sup>2</sup>

One bedroom 11.05 m<sup>2</sup>

A 4.53 m<sup>2</sup> bathroom including a walk-in shower and a washbasin

A toilet of 1.26 m<sup>2</sup>

A storage of 2.37 m<sup>2</sup> The house is equipped with water, electricity, with heating with electric convectors, the door frames are in double glazing Wood, the house is connected to main drain.

An intercom system with camera is in place. A garage of 17.67 m<sup>2</sup> is adjoining but not communicating with the house. The house is in good condition, need some updating.

"Information on the risks likely to be exposed to this property is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)" The flat and fenced land of 1353m<sup>2</sup> with a well.

