



Attractive, spacious modern house with guesthouse and pool in 10,5 ha of land,

€465,000

Ref: BVI69084

46240, Labastide Murat, Lot, Occitanie

* Available * 5 Beds * 3 Baths

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French Entrée 

Property Description

Are you looking for a modern property in an isolated situation with views over more than 10 hectares of land? Then look no further!

This large and spacious property set back from the road and with access via electric gates, offers a large sitting room with underfloor heating and chimney, a grand, fully fitted kitchen/dining area, a bedroom, a shower room and separate WC, an office, a sports room/small gym and laundry area/boiler room, all on the ground floor. Upstairs there is a large, main bedroom, shower room and separate WC. There are air conditioning units and there is double glazing throughout. The DPE energy index is C and work has been carried out by the vendors in 2023 to improve the property's overall comfort and energy efficiency.

Terraces have been thoughtfully constructed all around the main house, so that outside living can be enjoyed at all times of the year.

To the front of the property there is a 5m X 10m, in-ground swimming pool with rollback, shelter cover enabling use in all weathers.

In proximity, there is a delightful and completely self contained guesthouse of 35m², with kitchen/dining/bedroom and shower/WC. Possible gite business (subject to necessary permissions). The small terrace outside affords magnificent, sweeping views over the rolling landscape.

A pétanque court of 36m² is close by and neatly inserted into the landscape.

There are no near neighbours and the views in all directions are unhindered. It is a truly delightful spot!

The nearby town is only 8 kms away where there are all shops and services and a bi-weekly market.

A visit is highly recommended as properties with a high level of comfort like this one and with land, lovely views and services & shops nearby, are a rare find!



