



## House and outbuildings a stone's throw from a village with bakery on land of approximately 2 hectares.,

46150, Montgesty, Lot, Occitanie

\* Available \* 4 Beds

House and outbuildings a stone's throw from a village with bakery on approx. 2 hectares of land. The first part of this house is on the garden level and comprises an entrance hall opening onto a corridor ...

# €212,000

Ref: V1941

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**French Entrée** 



## Property Description

House and outbuildings a stone's throw from a village with bakery on approx. 2 hectares of land.

The first part of this house is on the garden level and comprises an entrance hall opening onto a corridor that leads to the kitchen/dining room, lounge, two bedrooms and a shower room/WC. Then on the ground floor, a flat comprising an entrance hall, shower room/WC, kitchen/dining room, two bedrooms and a large cellar under the house. New roof (under ten-year guarantee), new PVC joinery, new shutters and new air/water heat pump heating system.

An outbuilding comprises two workshops and a covered double garage. Ideally situated in a quiet location just 5 minutes' walk from a pretty village, on around 2 hectares of land including meadow and woodland.

Come and discover this well-maintained house, which just needs a little updating.

