



REAL ESTATE
PRESTIGE & CHARACTER




- Ref : **9515TPL**
- Price : **350 000 €**
- Location : **Midi-Pyrénées / Lot**



In a quiet environment, this house / villa of 266 m² , with a land size of 266 m² has 5 rooms including 5 guest rooms. Very bright and open views over the countryside, land of 3250 m² with heated swimming pool.





| Ref : 9515TPL | Location |
|--|--|
| <p>Living space : 266 m² Total potential : 367 m² Land surface : 3 250 m² Dependences : no Pool : yes Advantages : All amenities by foot 7 bedrooms</p> |  <p>Region : Midi-Pyrénées Department : Lot</p> |
| Price : 350 000 € | |

Fees to be paid by the vendor

Full description

In a quiet environment, this house / villa of 266 m², with a land size of 266 m² has 5 rooms including 5 guest rooms. Very bright and open views over the countryside, land of 3250 m² with heated swimming pool. The private part consists of a large living room, kitchen, two bedrooms and bathroom with shower and bathtub. The south-facing terrace offers a beautiful view of the surrounding countryside. A large garage and several cellars complete this property.

Ground floor, fully tiled,
Living room, dining room: 47 m²
Boiling wood stove, triple south, east and west exposure
Kitchen 12 m²
Facing south, access through French windows to a terrace overlooking the grounds.
Breakfast room : 20.50 m².
facing South, access by French window to terrace
2 Bedrooms: 14 m² and 27 m².
Exposure North, the largest has a dressing room and a French window to the outside.
Bathroom with shower, bath and toilet: 8 m².
Separate toilet with window: 2 m².

First floor: 14 m² hall leading to 5 guest bedrooms en suite with dressing room, parquet floor with tiled floor in the shower rooms,
5 bedrooms of 12 m², 14.50 m², 14.70 m², 15.15 m² and 15.20 m².

On the garden level,
A living room with open kitchen for guests: 26.40 m².
facing South
Wc : 2 m².



Laundry room : 9 m²

Technical workshops, cellars: 50 m².

Garage for two cars: 34 m².

SWIMMING POOL 5X10 heated by heat pump, chlorine, depth 1.20m to 1.80m.

Gas central heating and boiler stove (2 years) in addition for the domestic water: buffer tank and electric tank.

Septic tank.

Property to discover, possibility of professional turnover or large family house, with shops and school on foot, in a lively village of the Lot.

