



REAL ESTATE
PRESTIGE & CHARACTER



🔗 Ref : **9674LRC**

🔗 Price : **648 000 €**

🔗 Location : **Midi-Pyrénées / Lot**



At 10 minutes from downtown, bright contemporary house of 222 m², with swimming pool, summer kitchen and outbuilding to convert. It offers 4 bedrooms including a master bedroom. The whole on a beautiful land of 5667 m² with many fruit trees



Ref : 9674LRC

Location

Living space : **268 m²**
Total potential : **446 m²**
Land surface : **5 667 m²**
Outbuilding : **yes**
Pool : **yes**
Advantages :
Close to all shops
Fruit trees



Region : **Midi-Pyrénées**

Department : **Lot**

Price : **648 000 €**

Fees to be paid by the vendor



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Full description

Charming, bright and comfortable house offering 222 m² of living space, composed of a large living room, 4 bedrooms including a master bedroom with bathroom. A double garage adjoining the house with electric doors, a swimming pool, a summer kitchen which can be transformed into a studio and an outbuilding with possibility of development complete this property on 5667 m² of land planted with many fruit trees. Located in a quiet and peaceful area, 10 minutes from all amenities.

Garden level :

Entrance / circulation : 24,5 m

Wc : 1,4 m².

With wash-hand basin.

Storeroom : 5,8 m

Kitchen: 19,2 m²

Office : 10,7 m²

Shower-room : 5,49 m²

With toilets.

Bedroom 1 : 24,6 m²

With bathroom, double sinks and toilet.

Bedroom 2 : 13,45 m²

Living room : 75 m².

Double garage: 57,8 m².

Access by the entrance of the house, electric garage door.

First floor:

Landing: 4,97 m².

Bedroom 3 : 14,86 m²

Bedroom 4 : 14,86 m²



Shower-room : 4,79 m

Wc : 2,42 m²

Outsides:

Dependence: 120 m².

With electric garage door.

Summer kitchen : 46,4 m².

It has an electric heating, a shower and wc.

Swimming pool : 5 x 10 m

Salt treatment.

Terrace 1 : 62 m².

Of which 20 m² covered

Terrace 2 : 42 m²

Cistern : 90 m³ approximately

Allowing to recover rainwater, buried under a terrace.

Technique :

Mode of heating: electric floor heating on the ground floor and electric radiators on the floor.

Sanitation: all water tank.

Technical room swimming pool: under the swimming pool.

Carpentry: aluminum and PVC.



