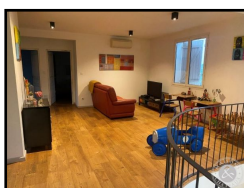
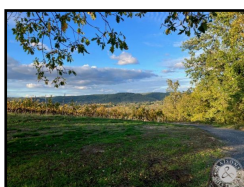




REAL ESTATE
PRESTIGE & CHARACTER

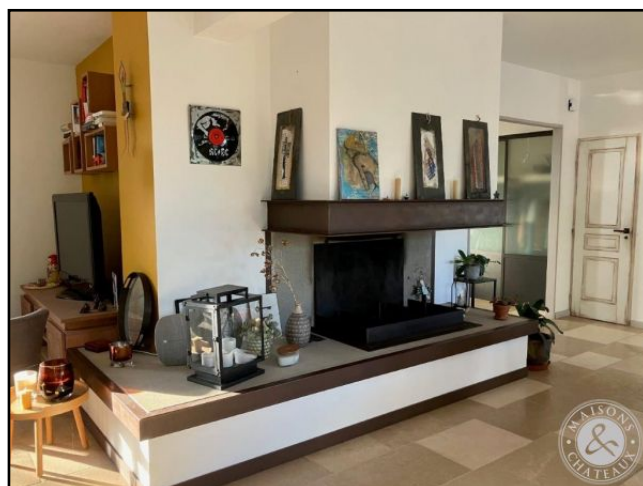


- Ref : **9893LRC**
- Price : **574 750 €**
- Location : **Lot**



Superb contemporary luxury property built in 2010 with 6-person spa on 2,735 m² of adjoining land. Beautiful countryside location with panoramic views, 2 km from a magnificent tourist village with all amenities in the Lot valley.





Ref : 9893LRC	Location
Living space : 268 m² Total potential : 0 m² Land surface : 2 735 m² Dependences : yes Pool : no Advantages : High standart property Panoramic views	  Department : Lot
Price : 574 750 €	

Fees to be paid by the vendor

Full description

House of 268 m²: arranged on 2 levels:

4 bedrooms, study, mezzanine, bathroom, 2 shower rooms, 3 WCs, living room, kitchen, laundry room, garage.

Garden level: 33 m² garage.

A 35.90 m² workshop.

A 13.15 m² hallway.

A 10.30 m² storeroom.

11.16 m² utility room.

Ground floor:

A 6.35 m² entrance, stone floor.

A 1.50 m² WC with washbasin, stone floor.

A 65 m² lounge with fireplace, stone wall, stone floor.

A 15.20 m² kitchen, central island, base units, double sink, appliances, stone floor, a French-window opening on to a covered terrace with barbecue and SPA for 6.

A 12 m² utility room, washing machine connection, sink, cupboards, tiled floor.

A 35.75 m² garage.

A 5 m² corridor, stone floor.

A 11.70 m² study, built-in cupboards, stone floor.

A 14.94 m² bedroom, stone floor, with ensuite bathroom of 9.80 m², bath, Italian shower, washbasin on cupboard, WC and ensuite dressing room of 6.86 m².

1st floor: access by inside wooden staircase.

A 26.30m² mezzanine-lounge, wooden floor.

A 13.78 m² bedroom, built-in cupboard, wooden floor, then a 2.56 m² shower room, shower, washbasin on cupboard.



A 1.64 m² WC with washbasin, wooden floor.

A 6.81 m² shower room, shower cubicle, washbasin on cupboard, tiled floor. 2 bedrooms of 17.35 m², wooden floor, built-in cupboard.

Underfloor heating by heat pump + reversible air-conditioning - cumulus water heater - double glazing - water softener - septic tank.

