Magnificent Country House Between Vineyards and Forests with Swimming Pool

2 1 6,630m² 90m² 1



Reference
108239

Price
€238,500

Location
Bélaye

Description
Nestled near the village of Bélaye in the Lot region, this beautifully renovated country home enjoys a peaceful setting among vineyards and forests. Set on 6,630 m² of land with a fenced garden, oak woodland, and swimming pool, it features a covered terrace with summer kitchen, a bright living and dining area with a wood-burning stove, two bedrooms, and a modern bathroom. A garage, cellar, and ample storage add to its appeal. In excellent condition throughout, this turnkey property is ideal as a permanent residence, holiday home, or rental investment in Southwest France.





Features
In perfect condition
Pleasant location
Rental potential



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General

Rooms: 2
Terrace: 20m²
Garage: 27m²
Pool: 1
Living area: 90m²
Land area: 6,630m²
DPEScore: D (245kWhEP/m²/an)
GESScore: D (7kgCO2/m²/an)
Property tax: €783

Layout Living area 90.62 m²

House
Covered terrace: 20 m² with summer kitchen and wooden deck
Kitchen: 12 m² with fitted kitchen and tiled floor
Scullery: 5 m² with pantry and laundry room
Dining room: 15 m² with parquet flooring and wood-burning stove
Living room: 18.7 m² with vineyard views, parquet flooring, and access to a lovely 6.5 m² semi-enclosed covered terrace
Bathroom: 4 m² with bathtub, sink, and toilet
Bedroom 1: 15.5 m² with parquet flooring
Bedroom 2: 12.2 m² with parquet flooring and built-in wardrobes
Separate toilet: 1,5 m²
Outbuildings
Garage: 27 m²
Cellar: 10 m²