



# Quite a Marvellous House, Gîte , and Heated Pool,

46150, Pontcirq, Lot, Occitanie

€647,000

Ref: 460047215

\* Available \* 8 Beds \* 5 Baths \* 265m2

Superb Property in Stone with Character perfectly Restored with a gîte , heated Pool and barns on 5 acres, 6 Kms from a Tourist Village

- Gîte
- Pool
- Acres
- Lot Valley
- Cahors
- Access to Motorways there

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## Property Description

House of 265 m<sup>2</sup> principally sited on one level : 3 bedrooms, sitting room, lounge, kitchen, bathroom, 2 shower room, 3 WC, 2 cellars and laundry-boiler room. Ground floor : access by inside staircase. A laundry – boiler room of 8 m<sup>2</sup>, french window opening on garden. A shower room of 8 m<sup>2</sup>, shower, washbasin. A cellar of 8 m<sup>2</sup>. Ground floor : An entrance of 9 m<sup>2</sup>, tiled floor. A lounge of 88 m<sup>2</sup>, wood burner, exposed framework and stones, tiled floor, bay windows A kitchen of 37 m<sup>2</sup>, bar, walls and floor cupboards, double sink, domestics appliances, tiled floor, exposed framework. A cellar of 6 m<sup>2</sup>, tiled floor. A WC of 3 m<sup>2</sup>, washbasin, tiled floor. A bedroom of 19m<sup>2</sup>, built-in cupboard, tiled floor ensuite shower room of 5m<sup>2</sup>, shower cabin, washbasin on cupboard, WC, towel rail, tiled floor. A bedroom of 19m<sup>2</sup>, built-in cupboard, tiled floor ensuite bathroom of 7,5m<sup>2</sup>, angle bath, washbasin on cupboard, towel rail, bidet, WC, tiled floor. 1st floor : A sitting room of 24 m<sup>2</sup>, fireplace + wood burner, exposed beams, French window opening on terrace. 1st floor : access by inside wooden staircase. A bedroom of 24 m<sup>2</sup>, wooden floor, exposed framework. Gîte of 70m<sup>2</sup> : 2 bedrooms of 9m<sup>2</sup> and 10 m<sup>2</sup>, lounge of 15m<sup>2</sup>, shower room and WC of 6m<sup>2</sup>, entrance of 3 m<sup>2</sup>, corridor 5 m<sup>2</sup>, attached storage of 22 m<sup>2</sup>. An heated liner swimming pool of 6x12 m, chlorine. A garage of 16,5 m<sup>2</sup> with room for the swimming pool of 5,5 m<sup>2</sup>. A carport.

Village with shops is 6 kms away and you have bigger towns like Cahors with supermarkets,cafés, restaurants, banks, doctors and dentists.

The Lot Valley is full of history back to Pre-Historic times, through the 100 years war and the Renaissance with medieval castles and Châteaux. Undoubtedly Tourism is important here so this property might interest buyers, hoping to buy to let. The River offers many sports, there's tennis and golf courses in the region and wine growers selling their produce.

Alistair Lockhart. Property Director, FrenchEntrée



## Gallery

