



Modern Bright House with Pool,

46700, Mauroux, Lot, Occitanie

€250,000

Ref: 4600410681

* Available * 4 Beds * 1 Bath * 190m2

Spacious modern house with swimming pool in a quiet environment, 7 minutes from a small town with all amenities.

- Swimming Pool
- Tennis locally
- Local Markets
- TGV Trains close by
- Move straight in
- Wine Region
- Popular Tourist Area
- River pursuits
- Golf in area
- Shopping and markets
- Airports Bergerac Toulouse and Bordeaux

Property Description

Spacious modern house with swimming pool in a quiet environment, Spacious modern house with swimming pool in a quiet environment, 4 bedrooms and an office, 7 minutes from a small town with all amenities. House of 190 m², 4 bedrooms, 1 study, 1 bathroom with shower, 1 WC. On the garden level: large living room kitchen of 82 m² very bright, corridor leading to the toilet, a bathroom with shower and bath of 7 m², an office used as a bedroom of 8 m² with dressing, two bedrooms of about 13 m², a bedroom to finish renovating of 20 m². On the first floor: a bedroom, a shower room and a dressing room, all to be finished. Work to be planned. A closed garage space and two covered garage spaces. 10x5m chlorine swimming pool with room.

The local History and beauty of the area has created a growing Tourist market. The massive valleys of the Lot and tributary rivers: the cheeses, wine, fruit and vegetable basket of the region. Good transport links by rail, motorway, planes from the Beautiful city of Toulouse. Undoubtedly Tourism is important here so this property might create an interesting option to buyers, hoping to buy to let, or to live full time here. The Rivers offers many sports, there's tennis in most villages and many good golf courses near here: also the designated Natural Parks are down the road creating a massive natural wilderness.

Alistair Lockhart. Property Director, FrenchEntrée

