



Lot Valley. House with Gîtes and Pool,

€449,500

46140, Luzech, Lot, Occitanie

Ref: SR-1852

* Available * 5 Beds * 4 Baths * 250m2

A tastefully converted and beautifully presented property with character situated on the edge of a village in the Lot Valley

- Swimming Pool
- Gite complex
- Wine Region
- Airports Bergerac Toulouse and Bordeaux
- Cahors 20km has train station and A20 motorway.
- Golf in area
- Shopping and markets
- Motorways close
- Airports- Bergerac 96km and Toulouse 130km.
- Tennis locally
- Popular Tourist Area

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French Entrée 

Property Description

A tastefully converted and beautifully presented property with character situated on the edge of a village in the Lot Valley

The property, comprising of 3 separate buildings set around an attractive gravelled courtyard with a total of 4 bedrooms, 4 further bedroom options at mezzanine level, the whole ensemble providing around 250m² of living space, swimming pool, terraces, separate garage, and further outbuildings for renovation.

Main House: Entrance into the open plan Living room/kitchen-43m² featuring a large open fireplace, dining space with doors leading out onto the balcony terrace with views over the open countryside and traditional kitchen area. Two bedrooms both with ensuite shower rooms, situated at either end of the main living space. Bedroom 1-20.7m² with doors leading out onto the front courtyard. Bedroom 2- 9.7m² opens out onto the balcony at the rear of the property. Two mezzanine rooms-each 12m² providing the option of additional bedroom space. The lower ground floor-60m², a large storage area housing the central heating boiler and oil tank and a separate 'citerne', water collecting chamber.

Second House: Entrance into the Living room-38m² with corner kitchen area. A large feature fireplace with woodburner, providing heat to the bedroom radiators. Doors out to the terrace with steps down to the garden pergola and swimming pool. Bedroom-23m² with Juliette balcony overlooking the pool. Separate bathroom/WC. Mezzanine bedroom area-8m²

Lower ground floor with separate external access has the potential for further conversion, currently a storage cave-35m² and further storage room-16m²

Third house: A lovely conversion of the old barn now providing a light and airy open plan lounge/kitchen-32m² with woodburner, bedroom-26m² including ensuite shower room/WC. A lovely bright room with full height glazed window and doors leading out onto the terrace. A further mezzanine bedroom area above the lounge-8m²

Outside: Swimming pool (6mx 12m) with sunbathing terraces and pergola. Newly constructed garage, wooden garden shed, former stone bread oven and a large wooden clad barn-164m² (concrete base/ surround) formerly used as an art studio. Land approx. 6.75 Hectares (17 acres), meadow, woodland with approx. 2 Hectares adjoining the property.

All three houses have full double glazing, central heating in the main house, woodburners in the other 2 buildings, new plumbing and electrics throughout and all well maintained.

Ready to move in and with great rental potential as a Gite complex. Walking distance to the village with all daily amenities and weekly market.

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 Bergerac and 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

Gallery

