



Architect Designed House Built in Local Stone,

46250, Frayssinet Le Gelat, Lot, Occitanie

€549,000

Ref: SR-1685

* Available * 4 Beds * 4 Baths * 235m2

An immaculately presented, architect designed property built using local reclaimed stone in the traditional Perigordine style, to the precise specifications of its current owners, using quality materials throughout.

- Swimming Pool
- Golf in area
- Popular Tourist Area
- Bergerac Brive and Toulouse airports
- Motorways A 20 and A 62 within hour
- Tennis locally
- Motorways close
- Bakers in Village
- Local Markets
- Shopping and markets
- River pursuits

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French Entrée 

Property Description

An immaculately presented, architect designed property built using local reclaimed stone in the traditional Perigordine style, to the precise specifications of its current owners, using quality materials throughout.

The property is located in a tranquil environment with the pretty village of Fraysinnet- le- Gelat and a the popular market villages of Cazals and Prayssac all within easy reach.

The light and spacious property, designed over 2 floors, with 4 bedrooms all en-suite, offering the opportunity for chambre d'hote and an option exists within a large separate building, to provide further accommodation or an enterprise opportunity. Set in its plot of just over five acres of land with beautifully planted garden and terraces surrounding the in-ground 10 x 5 pool.

On the Ground floor, entrance doors lead into the impressive double height hallway with a through view to the pool and rear garden. A large lounge (45m²) with inset fire set within a traditional style fire surround, solid oak parquet floor and french doors leading out to the garden, a dining room (14m²) , a bright and airy, well-equipped kitchen(20m²) with french doors opening onto the rear terrace, an office/bed.5 (18m²), a utility room and separate WC.

An oak staircase leads to the first floor galleried landing where there are 4 double bedrooms (20m², 20m²,20m²,15m²) all dual aspect, with built in wardrobes and solid oak parquet floors. Each bedroom has its own private facilities with floor to ceiling tiling and quality fittings.

The property benefits from oil fired underfloor heating on both floors, air conditioning in the lounge and 2 of the bedrooms and has hardwood double glazing throughout.

Outside a very spacious (450m²) outbuilding in good condition, currently used partly as a workshop and partly a 'salle de jeu', a double garage with electric doors, an in-ground swimming pool (10 x 5) with its pool house all set in a mature and very well maintained garden with meadow, giving onto a small wooded area making up the plot of just over five acres (21345m²).

Situated in the beautiful countryside of the Lot department but close to the Dordogne department, the property is well situated to take advantage of everything these 2 beautiful areas have to offer. The local village is Fraysinnet- le- Gelat with its 'boulangerie' and local facilities, the larger villages of Cazals and Prayssac with their wider range of facilities, restaurants, cafes and weekly markets (10kms) , and within (30kms) the town of Cahors (the capital of the Lot) with rail links and easy access to the A20 motorway for the airports at Brive and Toulouse both approx.

140kms and the closest airport being Bergerac at 70kms from the property.

Alistair Lockhart. Property Director, FrenchEntrée

Gallery

