



## Architect Designed House in Country,

# €250,000

46700, Puy-L'Évêque, Lot, Occitanie

Ref: 4600410734

\* Available \* 4 Beds \* 2 Baths \* 172m2

Very attractive architect designed house partly in stone of 140 sq. m Very close to a famous tourist town with all the usual shops and restaurants

- TGV trains in Agen and Montauban
- Golf in area
- Popular Tourist Area
- Parc naturel régional des Causses du Quercy
- Motorways A 20 and A 62 within hour
- Tennis locally
- Airports Bergerac Toulouse and Bordeaux
- Local Markets
- Wine Region
- River pursuits

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**French Entrée** 



## Property Description

Very attractive architect designed house partly in stone of 140 sq. m Very close to a famous tourist town with all the usual shops and restaurants

House of 172 m2 principally fitted on one level : sitting room, kitchen, dining room, study, 4 bedrooms, shower room, bathroom, 2 WC, cellar, garage. Underground : a wine cellar. Garden floor : An entrance of 9,32 m2, built in cupboard, terra cotta floor. A sitting room of 30,77 m2, fireplace, terra cotta floor, french window opening on terrace. A kitchen of 10,91 m2, double sink, tiled floor, exposed beams. A garage of 28,38m2, washing machine connection. A dining room of 13,43 m2, tiled floor, exposed beams. A corridor of 5 m2, built in cupboards, terra cotta floor. 3 bedrooms of 11,27m2, 11,38 m2 and 13,64 m2, terra cotta floor, a bay window opening on terrace. A WC, tiled floor. A bath room of 6,26 m2, bath, 2 washbasin on cupboard, tiled floor. A shower of 1,28 m2. 1st floor : Access by inside wooden staircase !living on landing of 2 m2. A study of 10,63m2, a french window on balcony. A bedroom of 14,75 m2, wooden floor, a french window on balcony. A WC of 2m2 with washbasin. Electric Heating and fireplaces plus double glazing (Radiators needs to be installed) mains drainage

**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**



## Gallery

