



## Impressive House in a Beautiful Setting,

46800, Valprionde, Lot, Occitanie

# €495,000

Ref: 46004414

\* Available \* 2 Beds \* 2 Baths \* 120m2

Stone property in an idyllic setting with the woods behind the house. It has been well renovated and has a heated swimming pool in a pretty garden. Ten minutes from a village with shops in a popular tourist village.

- Swimming Pool
- Golf in area
- Shopping and markets
- TGV Trains close by
- Lots of living areas
- Tennis locally
- Popular Tourist Area
- River pursuits
- Motorways A 20 and A 62 within hour
- Wine Region
- Airports Bergerac Toulouse and Bordeaux

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**French Entrée** 

## Property Description

Stone property in an idyllic setting with the woods behind the house. It has been well renovated and has a heated swimming pool in a pretty garden. Ten minutes from a village with shops in a popular tourist village.

House principally fitted on one level built over cellar and garages : 2 bedrooms, 1 shower room, bath room, 3 W.C, a lounge, kitchen, mezzanine, 2 garages, cellar, laundry, boiler room. Ground floor : A laundry, sink, tiled floor, French window. A WC, washbasin on cupboard, tiled floor. A bedroom, tiled floor, window, French window. 2 garages for one car. A cellar. A boiler room with tank pellets. Garden floor : An entrance, tiled floor, built-in cupboard. A lounge, fireplace, tiled floor, exposed beams, 2 windows, 2 french window. A kitchen, sink, walls and floor cupboards, domestics appliances, tiled floor, a window, French window. A bath room, bath, Italian shower, washbasin on cupboard, tiled floor, a window. A WC, washbasin, built-in cupboard, tiled floor, window. A bedroom, built-in cupboard, window. 1st floor : access by inside wooden staircase A large mezzanine used as sitting room and library, wooden floor, exposed framework, 4 windows.

Outbuildings : A covered and heated swimming pool of 12m x 4m, stone pavement around, roman staircase, liner. A shower room, Italian shower, washbasin on cupboard, towel rail, built-in cupboard, stone floor, window. A WC, washbasin on cupboard, stone floor, window. Hammam. A SPA for 3 persons. A well.

Surrounded by many famous tourist towns and sights, this area benefits from its central position for shopping and entertainment. Good connections for motorways and airports. Golf and tennis, local restaurants and markets everywhere.

Alistair Lockhart. Property Director, FrenchEntrée



