



Excellent Stone House of the Region,

46700, Serignac, Lot, Occitanie

€265,000

Ref: 4600498

* Available * 4 Beds * 2 Baths * 115m2

Attractive property of character with its pigeonier, all built in stone. Beautiful land and woods with a total capacity of 1.4 ha approximately (to be determined by surveyor).

- Railways available
- Wine Region
- Airports Bergerac Toulouse and Bordeaux
- Le parc naturel régional de Millevaches en Limousin
- Golf in area
- Shopping and markets
- Motorways close
- Tennis locally
- Popular Tourist Area
- River pursuits

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French Entrée 

Property Description

Attractive property of character with its pigeonnier, all built in stone. Beautiful land and woods with a total capacity of 1.4 ha approximately (to be determined by surveyor). Very nice countryside. Only 10kms South of PUY L'Eveque. (46700).

Dwelling partly on 2 levels: a dining and living room, a kitchen, 3 bedrooms, 1 bathroom, 1 separate WC, a laundry room and pantry, a garage, a cellar. Garden : Cuisine of 9m² with sink mounted on furniture, tiled floor, beamed ceilings, glazed door opening onto garden. A dining and living room of 40 m² with stone fireplace, ceiling of 2,98 m, tiled floors, beamed ceilings, 2 doors opening onto a large L shaped terrace of 120 m². 2 bedrooms with windows, tiled floors, beamed ceilings, one of 11.5 m² the other 11,7m². A tiled bathroom 5.3 m² with bathtub, washbasin, bidet, and window. A separate WC with window. A room 14.5m² that can be converted into a 4th bedroom, currently used as pantry and storage room, concrete floor, exposed beams, a window and a door opening onto terrace. A small closed garage 13 m² with sink and exposed beams. A half-buried cellar of 40m². 1st Floor: access via an indoor staircase overlooking small landing A beautiful room of 14.20 m² with 2 windows, exposed beams, waxed wooden floor. Electric Heater + insulation in the attic + fireplace and hot water boiler - septic .

Surrounded by many famous tourist towns and tourist sites, 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



