



## Modern House and New Outbuildings,

# €650,000

46150, Montgesty, Lot, Occitanie

Ref: 4600489

\* Available \* 3 Beds \* 2 Baths \* 240m2

Beautiful Contemporary House built in 2003 with modern outbuildings and great gardens. Close to the picturesque village of La Bouriane.

- Railways available
- Shopping and markets
- Motorways close
- Airports within 100 Kms
- Golf in area
- Popular Tourist Area
- River pursuits
- Tennis locally
- TGV Trains close by
- Parc naturel régional des Causses du Quercy

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## Property Description

Beautiful Contemporary House built in 2003 with modern outbuildings and great gardens. Close to the picturesque village of La Bouriane.

One level house including(240m<sup>2</sup>): Spacious entrance hall, 2 bedrooms, large desk or extra bedroom, a large dining and living room, 2 bathrooms, 2 WC, a kitchen, etc... Ground floor: (240 m<sup>2</sup>). A vast and imposing central entrance hall (51m<sup>2</sup>), with built in cupboards, Pellet stove, marble floor. A tiled corner toilet with WC, washbasin and a window. A large L shaped living room and dining room (47m<sup>2</sup>) with stone fireplace and stove, stone marble floor, a window, a Bay window opening onto large terraces. A 20m<sup>2</sup> kitchen with serving hatch and French doors opening onto the terrace. A large desk or extra bedroom of 39 m<sup>2</sup> with 2 sliding windows opening onto terraces, stone marble floor. A large room of 19 m<sup>2</sup>, varnished parquet floor, a sliding glass door opening onto terrace. Bathroom with bathtub, washbasin Cabinet and bidet. A large room of 20 m<sup>2</sup>, varnished parquet floor with sliding glass door opening onto terrace. A large bathroom of 12 m<sup>2</sup>, bathtub, shower, 2 basins on cabinets, bidet, separate WC. Upstairs «loft» (180 m<sup>2</sup>): access by a beautiful inside wooden staircase : A large room of 180 m<sup>2</sup>.. Separate outbuildings: An outbuilding of 58 m<sup>2</sup>. Convertible partly on 2 levels. A 2nd house of approx. 120 m<sup>2</sup> House with patio + large tiled terraces and balcony. All offering the ability to build a cottage on 2 levels.(work being produced, Interior to be finished) (decoration, floors and walls, ceilings' etc...).

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



