



## Well Presented Country House,

47500, Cuzorn, Lot Et Garonne, Nouvelle-Aquitaine

# €425,000

Ref: 4600476

\* Available \* 5 Beds \* 2 Baths \* 247m2

Well Presented Country House with two wings , with guest accomodation, outbuildings, a pretty garden and a stream, close to a village with shops.

- Local Markets
- Wine Region
- TGV Trains close by
- Golf in area
- Popular Tourist Area
- Motorways close
- Tennis locally
- Airports Bergerac Toulouse and Bordeaux
- River pursuits

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**French Entrée** 

## Property Description

Well Presented Country House with two wings , with guest accomodation, outbuildings, a pretty garden and a stream, close to a village with shops.

Main house of 167 m<sup>2</sup> fitted on one level and built over cellars : 3 bedrooms, a dining room, a sitting room, a fitted kitchen, 2 shower rooms, 2 WC, cellar, laundry and boiler room. Garden floor : A vaulted open cellar used as a summer kitchen. A laundry, washing machine connection, gravels floor. A cellar used as a workshop. Boiler room. 1st floor : access by outside stone staircase giving on to : An entrance in veranda, wooden floor and a french window opening on to corridor : A dining room of 26 m<sup>2</sup>, wooden floor and a window. A kitchen 18 m<sup>2</sup>, a double sink, walls and floor cupboard, domestic appliances (piano 6 gas hob, dishwasher, extractor, micro wave), turkey stone floor, 2 windows. A sitting room of 19 m<sup>2</sup>, wooden floor, a window and a french window opening on to a covered terrace. A bedroom of 29 m<sup>2</sup>, built-in cupboard, wooden floor, 2 windows + ensuite shower room, Italian shower, washbasin on cupboard, WC, towel rail, turkey stone floor and a window. A bedroom of 13 m<sup>2</sup>, wooden floor, a french window opening on a covered terrace. A bedroom of 18 m<sup>2</sup>, wooden floor, a window and a french window opening on a covered terrace. A shower room, Italian shower, washbasin on cupboard, WC, towel rail, turkey stone floor. Attic can be completely converted 144 m<sup>2</sup>: Oil central Heating for hot water and radiators. The separate guest fitted on 2 levels : a lounge with kitchen, 2 bedrooms, a room, a shower, WC. A large stone barn of 104 m<sup>2</sup> on floor with garage. A garage. A pigeonier of 34 m<sup>2</sup> on floor with fireplace withc can be fitted on 3 levels, 2 windows and a french window. A large barn of 186 m<sup>2</sup> on floor with pigsties.

**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

