



Bourgeois Style House with Pool,

46140, Castelfranc, Lot, Occitanie

€420,000

Ref: 4600414734

* Available * 5 Beds * 2 Baths * 270m2

Beautiful house dating from the 18th century, sheltered by a park of 3000 m² surrounded by stone walls. The estate includes an outbuilding/garage, a swimming pool of 8X4m with liner and its summer kitchen.

- 10 mins to shops
- Close to many river pursuits
- Horse riding and cycling
- Local Produce Markets
- Close to shops and cafés
- Golf courses
- Area steeped in History
- Airports are not far away
- Good walking Country
- Tennis in most Villages
- Tourist area

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French Entrée 

Property Description

Beautiful house dating from the 18th century, sheltered by a park of 3000 m² surrounded by stone walls. The estate includes an outbuilding/garage, a swimming pool of 8X4m with liner and its summer kitchen. The house comprises 3 levels of 200 m² each:

Garden level: a private apartment with independent access of 70 m² comprising a kitchen of 16m², a living room with its fireplace of 15m², a bedroom of 15m², a shower room of 3m² and a veranda of 14m². As well as a large cellar of 120m² and a laundry room of 10m².

On the first floor (double access by 2 staircases: central and on the side): an entrance hall of 12m², a living/dining room of 50m², an open kitchen of 17m², a corridor of 16m² with access to the cellar, a second living/dining room of 16m², another kitchen of 9m², a bathroom of 9m², and four bedrooms ranging from 15 to 19m² with the possibility to modify the existing partitions. Oil-fired heating, underground tank of 5000 litres. Double glazed windows and over glazing. The attic is insulated on the ground by mineral wool blown over 280 mm and can be converted over their entire surface.

Located 5 kilometres from Prayssac and 25 from Cahors by the main road.

Ad reference : 1913.20 It is on the one hand possible to modify the layout of the rooms on the 1st floor, on the other hand it is possible to create a co-ownership by dividing the house in two from the staircase and the central corridor. Property Tax : 1385 €.

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.

Gallery

