



## Collection of Pretty Gîtes in Countryside,

47500, Saint Front Sur Lemance, Lot Et Garonne, Nouvelle-Aquitaine

€595,000

Ref: 4600414960

\* Available \* 6 Beds \* 3 Baths \* 325m2

Old character property with 3 Houses/gîtes and swimming pool on a land of meadows in the countryside 8 kms from town with shops.

- Close to shops and cafés
- Good walking Country
- Tennis in most Villages
- Tourist area
- Gîte accommodation
- Close to many river pursuits
- Horse riding and cycling
- Local Produce Markets
- Swimming Pool
- Golf courses
- Area steeped in History

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French Entrée

## Property Description

Old character property with 3 Houses/gîtes and swimming pool on a land of meadows in the countryside 8 kms from town with shops.

House 1 of 165 m<sup>2</sup> principally fitted on one level : kitchen, lounge, sitting room, 2 bedrooms, 1 bathroom, 1 shower room, 3 WC, Garden floor : A lounge of 47,70 m<sup>2</sup>, fireplace, stone sink, built in cupboard, wooden floor. A sitting room of 22,40 m<sup>2</sup>, fireplace, wooden floor, exposed framework. A bedroom of 26,11m<sup>2</sup> ensuite shower room of 7 m<sup>2</sup>, shower cabin, washbasin on cupboard, WC. A corridor with separate WC + washbasin. A kitchen of 13,4 m<sup>2</sup>, double sink, floor cupboards, wooden floor. 1st floor : access by inside wooden staircase giving on landing, wooden floor. A bedroom of 17,5m<sup>2</sup> ensuite bathroom of 4,52 m<sup>2</sup>, bath, 2 washbasins on cupboard, WC. Gas central heating- hot water.

House 2 of 95 m<sup>2</sup> « le pigeonier » fitted on 2 levels : lounge - kitchen, 2 bedrooms, 1 bathroom, 1 WC, garage, cellar. Garden floor : An entrance, washing machine connection. A cellar with boiler room of 13 ,66 m<sup>2</sup> A garage of 27,5 m<sup>2</sup> with washing machine connection. A lounge-kitchen of 52,68 m<sup>2</sup>, sink, domestics appliances, tiled floor, french window opening on garden, exposed framework. 1st floor : access by 2 inside wooden staircases: A bedroom of 13,76 m<sup>2</sup> ensuite bathroom of 7 m<sup>2</sup>, bath, washbasin on cupboard, WC, built in cupboard. A bedroom of 20,70 m<sup>2</sup>. Gas central heating- hot water.

House 3 of 65 m<sup>2</sup> fitted on 2 levels : kitchen, lounge, 2 bedrooms, 1 bathroom, 1 WC, garage, cellar. Garden floor : A lounge of 30 m<sup>2</sup>, wood burner, wooden floor. A kitchen of 8,38 m<sup>2</sup>, walls and floor cupboard, sink, built in cupboard, tiled floor, French window opening on terrace and garden. A bedroom of 12,67 m<sup>2</sup>, wooden floor, exposed framework. A bathroom of 5m<sup>2</sup>, bath, washbasin, WC, towel rail, built in cupboard, washing machine connection. 1st floor : access by inside wooden staircase. A bedroom of 9,8 m<sup>2</sup>. Gas central heating- hot water. Woodburner. Swimming pool : of 11,5m x 5,5m avec liner (of 2015), chlorine, electric shutters and pavement around.



## Gallery

