



# Super Pretty Stone Barn Conversion,

46700, Saint Martin Le Redon, Lot, Occitanie

€299,000

Ref: 4600416110

\* Available \* 3 Beds \* 1 Bath \* 120m2

A beautifully restored stone barn conversion situated in an 800 year old bastide village with breathtaking views.

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**French Entrée** 



## Property Description

A beautifully restored stone barn conversion situated in an 800 year old bastide village with breathtaking views. This village is a popular tourist attraction and boasts a tennis court for use by residents, a village bakery and shop and stages a weekly evening farmers market in the summer.

The property lies at the end of this popular village and stands on a fully enclosed area of 869m<sup>2</sup> including outbuildings and landscaped gardens.

House of 120 m<sup>2</sup> fitted principally on one level : 3 bedrooms, a large lounge, kitchen, bathrooms, shower room 2 W.C, laundry, dressing.

Ground floor: A superb lounge of 33,71m<sup>2</sup> with large fireplace in stone and wood burner in cast iron, old stone sink, exposed stones, exposed beams, paved floor in granite, glazed door opening on to a terrace with nice view. A large kitchen of 12,53m<sup>2</sup>, tiled floor, sink, floor cupboards, bar, door opening on to a terrace with nice view. A landing of 1,5m<sup>2</sup>. A bathroom of 8,24m<sup>2</sup> with large angle bath, washbasin on cupboard, WC, 2 windows. A bedroom of 12,56 m<sup>2</sup> with windows, wooden floor. A corridor of 5,61m<sup>2</sup>. A bedroom of 12,14m<sup>2</sup>. A laundry of 1,39m<sup>2</sup>. A shower room of 4,44m<sup>2</sup>, Italian shower, washbasin on cupboard, WC.

1st floor: access by an inside wooden stairs: A large bedroom of 20m<sup>2</sup> in L shaped with study space, exposed beams, exposed stones, wooden floor, a velux, 2 smalls windows. A dressing of 6,44m<sup>2</sup>.

Oil Central Heating with hot water production and woodburner. PVC shutters. Double glazing. Septic tank. Roof and framework redone in 2003.

Separate Outbuildings include:

Gîte of 28,27m<sup>2</sup> with kitchen-lounge and bedroom in mezzanine of 25 m<sup>2</sup> + separate shower room of 3,27m<sup>2</sup>.

An attached large stone barn of 70 S.q.M with boiler room, and a tank to salvage the water.

Superb barn which can be fitted on 2 levels. An overground swimming pool.



## Gallery

