



## House with pigeonnier very near to the beautiful Dordogne river,

46600, Martel, Lot, Occitanie

\* Available \* 4 Beds \* 2 Baths

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# €189,000

Ref: BVI58820

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**French Entrée** 

## Property Description

A fine looking property with a traditional pigeonnier, very close to the beautiful river Dordogne and its stunning cliffs.

Built in 1974, this property has 4 bedrooms, one on the ground floor and two bathrooms.

There is oil fired central heating on the ground floor and a fully fitted, modern kitchen and a large sitting room with chimney. Beautiful views across to the Dordogne river.

There is also an integral garage and an assortment of small outbuildings to the rear of the property.

The property is enclosed and set well back from the road and is within easy reach of the historic market town of Martel.

There are terraces to the front and back of the house.

Whilst this property is instantly habitable, there are some works to anticipate.

The septic tank will need renewing, although it works well.

The windows and doors are single glazing.

Central heating could be installed on the first floor as the pipework is already there.

Some small, finishing off work to be done on the upper floor.

### Star Points

\*Great property for the price

\*4 bedrooms

\*Great views to the river Dordogne and its cliffs

\*Close to Martel and all its amenities

\*Instantly habitable

Viewing strongly recommended!



