



Substantial 3 Bedroom House on 1.5 Hectares,

46150, Boissieres, Lot, Occitanie

€420,000

Ref: 46004131

* Available * 3 Beds * 1 Bath * 200m2

Restored Stone Property with 3 bedrooms. Swimming pool, outbuildings on land with woods and meadow of 1.5 hectares. Superb countryside location.

Telephone: +44 (0) 1225 463752 **Email:** info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

Lovely stone property completely restored with swimming pool and outbuildings, with 1.5 hectares of land of wood and meadows. Superb countryside location, 10 kms from Cahors.

Accommodation of 200m² over 3 levels: 3 bedrooms, a large sitting room, a large lounge and dining room, a fitted kitchen, 2 shower rooms, 3 WC, laundry, cellar, terrace.

Ground floor : Cellar, double sink, concrete floor, 2 doors opening on garden. Room of 39 m², concrete floor, windows, a garage gate. Shower and a separate WC. Laundry. Workshop and a garage under the terrace.

1st floor : access by an inside stone staircase giving on landing with old stone sink. Lounge of 28,5m², fireplace + wood burner, study, paved floor, 4 windows. A fitted kitchen of 26,3 m², double sink on cupboard, tiled floor, a window and a bay window opening on terrace.

Large terrace partly covered, wooden floor. Sitting room of 31,2 m², fireplace, parquet floor, 2 windows. Dining room of 26 m², parquet floor, exposed framework and 4 windows.

Separate WC, parquet floor.

2nd floor: access by an inside wooden staircase giving on landing. Bedroom of 17,4 m², parquet floor, a window and a velux. Bedroom of 19,8 m², parquet floor, 2 windows. A bathroom, bath, washbasin on cupboard, WC, towel rail, tiled floor, a velux. Bedroom of 9,9 m², parquet floor, exposed framework and 2 velux.

Attic can be partly converted.

Electric underfloor heating, convectors, fireplace and woodburner. Double glazing. Solar electric water boiler. Septic tank.

L-shaped swimming pool 11m x 5m. Water tank of 15000l.



