



## Magnificent 3 bedroom stone house with pool,

46700, Puy-L'Évêque, Lot, Occitanie

\* Available \* 3 Beds \* 1 Bath

Magnificent 3 bedroom stone house with pool

# €425,000

Ref: BVI64086

Telephone: +44 (0) 1225 463752 Email: [info@francemedia.com](mailto:info@francemedia.com)

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

**French Entrée** 

## Property Description

Welcome to "The Presbytery" - a charming 3 Bedroom Stone House with Pool. This delightful property seamlessly marries the rustic appeal of an traditional French house with the comforts of modern living, making it the perfect retreat , a peaceful and picturesque escape.

Set on approximately 1300m2 of lovely gardens in a tranquil but not isolated location, this home offers a serene oasis amidst the stunning Lot countryside. Step inside and be enchanted by the beautiful interior, featuring exposed stone walls, oak beams, and inviting terracotta floors. The garden floor boasts a spacious dining room (28m2) adorned with an amazing large stone fireplace, creating an ideal ambiance for memorable gatherings and cozy evenings.

The cozy lounge (19m2) with a wood burner and the fully equipped kitchen (18m2) with French doors to the garden with the views of the lovely surroundings.

Three generously sized bedrooms await you on the ground floor, offering ample space for rest and relaxation. One of these bedrooms features an en-suite bathroom.

But the real highlight of this property is the outdoor space it offers. A heated pool with an electric cover and the paved terrace creates the perfect setting for al fresco dining and leisurely sunbathing. At the bottom of the garden, a serene pond adds a touch of tranquility to the surroundings.

"The Presbytery" is not just a house; it's a dream home that can be enjoyed as a lovely family residence or an idyllic holiday retreat. Nestled in a small hamlet, you'll find yourself just a short distance away from popular Bastide villages, medieval towns, and historic chateaux. Yet, despite its peaceful location, it remains accessible with Bergerac airport just 1 hour away and the historic town of Cahors a mere 35 minutes' drive.

For your convenience, shops, restaurants, and leisure facilities are only 3 km away, ensuring you have everything you need within reach.

Don't miss this captivating opportunity to own a piece of paradise in the Lot countryside. Whether you're looking for a permanent residence or a charming holiday home, "The Presbytery" awaits to enchant you. Contact us today to arrange a viewing and let your dream of owning a stunning stone house with a pool become a reality.

Price including agency fees : 425 000 €

Price excluding agency fees : 400 944 €

Buyer commission included: 6 %



## Gallery

