



## ALVIGNAC - House of 132m<sup>2</sup> - 3 bedrooms - 2 bathrooms - Park with swimming pool,

46500, Alvignac, Lot, Occitanie

\* Available \* 3 Beds \* 2 Baths

Pass the electric gate, enter and discover within a landscaped and wooded park of 3100 m<sup>2</sup> this house of 132m<sup>2</sup> habitable and a small chalet of 16m<sup>2</sup> which can be converted. This very functional house is

# €296,800

Ref: 29

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

Pass the electric gate, enter and discover within a landscaped and wooded park of 3100 m<sup>2</sup> this house of 132m<sup>2</sup> habitable and a small chalet of 16m<sup>2</sup> which can be converted. This very functional house is composed for the Day part by: The living room of approximately 57 m<sup>2</sup>, through, with fireplace, opening onto a travertine terrace and the swimming pool of 10 mx 4.5 m. An office, a separate WC. The Night part offers you a parental suite with bedroom and bathroom, 2 bedrooms, 1 bathroom with bath and shower. A double garage of nearly 60 m<sup>2</sup> with electric doors and a laundry room of more than 7 m<sup>2</sup> complete this house for a total area of nearly 185 m<sup>2</sup>. Located 1km from the center of the village, this enclosure, without any opposite will allow you to benefit from shops, schools and amenities nearby and calm in the countryside.

