



3-bed Stone Farmhouse with 3-bed converted Stone Barn,

47260, Castelmoron-Sur-Lot, Lot-Et-Garonne, Nouvelle-Aquitaine

€466,612

Ref: BVI65529

* Available * 3 Beds * 2 Baths

3-bed Stone Farmhouse with 3-bed converted Stone Barn

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

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

French Entrée 

Property Description

We are delighted to present this property - set in the heart of the Lot-et-Garonne countryside.

At the end of a lane is this beautiful double storey property with converted barn, swimming pool, pool house and summer kitchen/BBQ area.

The main house has a large farmhouse kitchen, separate dining area, and large living room, both with double doors to gardens and terraces. There is an additional office space and shower/WC on the ground floor.

Following the ancient staircase to the first floor, you are presented with a large bright landing, 3 further double bedrooms and a family bathroom. The stairs continue to wind up to the attic space which is boarded and could, if converted, provide further habitable space. (subject to obtaining the necessary authorisations). This property is double glazed and has oil fired central heating and a feature fireplace in the living room.

The second dwelling is the barn and former prune oven now tastefully converted to provide an open plan kitchen/dining space with bar counter, separate larder room. "La pièce de résistance" is the grand living room with vaulted ceiling and mezzanine to what could be two more additional rooms. At the rear of the house is a shower/WC and laundry room. Off the living room are 3 further double bedrooms, two with double doors to the front of the property and one with doors to its own private terrace to the rear. This property is double glazed throughout and has a wood burning stove in the living room and the dining room.

There is a large swimming pool with steps to the side, plenty of terracing around the pool and summer BBQ area to enjoy the views and pool throughout the day.

Alongside the pool is a summer kitchen and pump house, a day room to escape the sun, and store sunbeds etc but would also make a fabulous gym overlooking the pool, plus a garage and workshop with plenty of parking space.

The village of Castelmoron-sur-Lot is only a 5 minute drive, with all daily amenities, schools and, of course, the Lot River! The larger town of Villeneuve-sur-Lot is only 17km and the department capital Agen with TGV link only 24km. Bergerac Airport is only 60km.

There are plenty of activities in this area - make the most of the river with canoeing and swimming, walking or cycling through the beautiful countryside - everything you need to keep your family and guests entertained!

Book your viewing now!

Price including agency fees : 466.612 €

Price excluding agency fees : 440.200 €

Buyer commission included: 6 %

Gallery

