



LOT ET GARONNE NEAR PUYMIROL BEAUVILLE 3 bed stone cottage in a small hamlet with garden and well , nice views,

47470, Lot-Et-Garonne, Nouvelle-Aquitaine

* 3 Beds * 1 Bath * 116m2

EXCLUSIVE This lovely 3 bed stone semi-detached cottage is in a very small hamlet between Puymirol and Beauville. Plenty of original features including exposed stone walls, stone sink, wooden beams, large inglenook fireplace with wood burning stove. The property benefits from a fuel fired central heating system with radiators throughout, the roof has recently been re-done as well as insulation added. A very private property with a gated entrance and small garden/driveway to the front and a super decked terrace and sloping garden at the back providing lovely views. Ground floorCovered entrance terraceDining room (19,37m2) with two sets of French doors to the back terraceSeparate fitted kitchen (12,13m2)Large sitting room (29,47m2) with inglenook fireplace and wood burning stoveSmall hallway (4,23m2) leading toBedroom 1 (11,16m2) with door to front gardenEnsuite shower room and wc (3,26m2)Family bathroom (3,76m2) with co

€179,950

Ref: JAS-5936-
AGENCENEWTON

- Offroad Parking: 1

Property Description

EXCLUSIVE This lovely 3 bed stone semi-detached cottage is in a very small hamlet between Puymirol and Beauville. Plenty of original features including exposed stone walls, stone sink, wooden beams, large inglenook fireplace with wood burning stove. The property benefits from a fuel fired central heating system with radiators throughout, the roof has recently been re-done as well as insulation added. A very private property with a gated entrance and small garden/driveway to the front and a super decked terrace and sloping garden at the back providing lovely views. Ground floorCovered entrance terraceDining room (19,37m²) with two sets of French doors to the back terraceSeparate fitted kitchen (12,13m²)Large sitting room (29,47m²) with inglenook fireplace and wood burning stoveSmall hallway (4,23m²) leading toBedroom 1 (11,16m²) with door to front gardenEnsuite shower room and wc (3,26m²)Family bathroom (3,76m²) with corner bath and hand basinSeparate WC (1,47m²)Small utility room (2,90m²)1st floorLanding (2,41m²)Bedroom 2 (14,23m²) with skylight windowBedroom 3 (17,05m²) with skylight window2 cellars (10m² and 20m²), one housing the boiler and the other used as a workshop, storage roomOutside886m² of gardens and parking. Gated entrance20m² decked terrace with south facing viewsWell with pump for watering the gardenADSL availableTax fonciere 559 euros per yearSeptic tank12 mins to Puymirol and Beauville, 30 mins to Agen to access all large shops as well as having access to the TGV train network. 1h15mins to Toulouse and Bergerac airports, 1hr46 mins to Bordeaux airportA delightful property, to be viewed to be appreciated



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

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

French Entrée