



# LOT VALLEY, LES JUNIES, 4 Bedroom stone house with garden.,

46220, Lot, Occitanie

\* 4 Beds \* 1 Bath \* 138m2

€195,000

Ref: SR-3572-  
AGENCENEWTON

EXCLUSIVE Sitting on the square of a peaceful hamlet is this very charming 4 bedroom stone house with its attached garden. Accommodation is on 1st and 2nd levels above a Garage with additional storage areas1st FloorA flight of stone steps leads up to the Terrace a lovely spot to enjoy meals ?al fresco?. Entrance into the kitchen (23.5m2) with the original ?Cantou? fireplace fitted with a quality wood-burning stove. &nbsp;A bright and welcoming room with traditional features.Off the kitchen to the front of the house is the Salon (15.5m2) and Bedroom 1 (12.3 m2) each with French doors opening onto their own balconies. Both rooms feature original parquet floors, beamed ceilings and radiator cabinets.A study (10.5 m2) and a shower room (3.5m2) with wc complete the accommodation on this level.2nd FloorA staircase leads up to the 2nd floor and opens up into a spacious hallway (17.9m2)Bedroom 2 (26m2) to the right is currently utilised as an Art studio, fitted with ?daylight lighting?

- Balcony: 2 Garages: 1 Offroad Parking: 2



## Property Description

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**1st Floor** A flight of stone steps leads up to the Terrace a lovely spot to enjoy meals ?al fresco?. Entrance into the kitchen (23.5m<sup>2</sup>) with the original ?Cantou? fireplace fitted with a quality wood-burning stove. &nbsp;A bright and welcoming room with traditional features. Off the kitchen to the front of the house is the Salon (15.5m<sup>2</sup>) and Bedroom 1 (12.3 m<sup>2</sup>) each with French doors opening onto their own balconies. Both rooms feature original parquet floors, beamed ceilings and radiator cabinets. A study (10.5 m<sup>2</sup>) and a shower room (3.5m<sup>2</sup>) with wc complete the accommodation on this level.

**2nd Floor** A staircase leads up to the 2nd floor and opens up into a spacious hallway (17.9m<sup>2</sup>) Bedroom 2 (26m<sup>2</sup>) to the right is currently utilised as an Art studio, fitted with ?daylight lighting? and spacious storage cupboards along one wall. Bedrooms 3 & 4 (both 121m<sup>2</sup>) situated at the front of the house This floor features exposed beams with good head height, wooden floors and could be reconfigured with the removal of the partitions.

**Ground floor** A spacious garage (41m<sup>2</sup>), Storage room. Cellar and Basic Bathroom and Woodstore with separate access. A pretty attached garden to the left of the property with mature tree provides a shady spot for relaxing. The house is heated by the wood-burner and oil central heating on the 1st floor. The windows are single glazed, with wooden shutters and the property benefits from mains drainage. Internet connection and Fibre connection possible. An additional parcel of land measuring 1,300m<sup>2</sup>, separate from the property, is located on the edge of the Hamlet. The property is located just 6 km from the market town of Prayssac with its popular weekly market, all daily commerce and a Health Centre. The principal town of the Lot department Cahors at 25km, with its lovely Boulevard, historic old quarter and a super selection of restaurants. The Lot Valley is the heart of the Cahors Vineyards, producing the famous Malbec wine. With its many footpaths through the vineyards, forests and along the river the area it is an ideal location for many outdoor leisure activities. Nearest Railway Station and Hospital are in Cahors. Access to the A20 Motorway south and north junctions both 50 minutes. Airports at Bergerac to the northwest 79km and to the south at Toulouse 140km. A pretty stone house with charm and character. Viewing recommended!



## Gallery

