



Large 4 Bedroomed Village House 5 Minutes by car from Castillonès,

47330, Montauriol, Lot-Et-Garonne, Nouvelle-Aquitaine

€200,000

Ref: BVI66862

* Available * 3 Beds * 2 Baths

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French Entrée 

Property Description

A deceptively large 160 M2 double fronted village house, set in a sleepy village, that has a village feel, it boasts its own lake and in the summer months there is usually a bar/bistro; tennis courts are alongside the lake.

When you open the door you enter into the hall, on your left a fitted and equipped kitchen to the right a dining room, lobby, leading to stairs and storeroom, WC, utility room, with door leading to the outside and via the lobby to living room with open fire and a further door going out to the outside.

On the first floor you will find an L Shaped landing, three front bedrooms, one side facing bedroom, a huge bathroom, comprising WC, vanity unit walk in shower and bath.

There is a cellar below.

Outside you will find a patio, boiler room with oil tank, rear garden mainly laid to lawn with fruit trees. The garden is fully enclosed, an oasis for your four-legged friends.

The bonus is that most of the furniture is included in the price making this property ideal as a holiday home or first permanent residence, just bring your suitcases.

Castillonnes is just 4.7KM away, the Bastide founded in 1259, is located at the northern limit of Lot et Garonne, a few steps from Purple Périgord, with its pretty square, weekly market, shops and restaurants, medical centre, cinema (showing films in English) schools from creches up until the high schools and centred around the town and Montauriol lies on the bus hub for Castillonnes.

The pretty medieval towns of Issigeac lies just 14 KM from the property, with its famous weekly Sunday market, more restaurants, and craft shops and Villereal 17KM the other way, makes this property centred within a lovely area.



