



On the edge of a medieval village with fabulous views over the Lot Valley,

47260, Laparade, Lot-Et-Garonne, Nouvelle-Aquitaine

* Available * 4 Beds * 1 Bath

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€315,000

Ref: BVI70945

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French Entrée 

Property Description

This detached house is in a beautiful rural location, on the edge of a medieval village. It enjoys a stunning 180° view overlooking the Lot valley and its river. Such properties rarely come to market.

The house has a lot to offer. It sits in a charming, private enclosed garden full of lovely shrubs and fruit trees at the end of which is a paved terrace ideal for enjoying a drink and the stunning view. Just outside the rear French doors, there is a paved patio where you can sit and enjoy the shade from well-placed trees. There is also a full-length electric awning.

Inside, there is a lovely light living/dining room, a kitchen with integrated appliances (induction hob, oven, washing machine, dishwasher, microwave, 2 under-counter fridges), a hallway, downstairs toilet and a home office.

At the top of the custom-built ash staircase are four bedrooms, two with fitted wardrobes. The rear bedrooms have lovely views of the valley, while the front bedrooms look onto the central Church area. There is a fully tiled shower room and access to a storage loft with an integral ladder.

The house has been extensively renovated and benefits from large, double-glazed windows throughout. There is a reversible heat pump (heat and air conditioning) with independently operated units in six rooms. Four of the rooms have pull down fly-screens (moustiquaires), and the kitchen, downstairs office and side window of the living room have internally-controlled electric shutters.

The house is connected to mains drainage and there is parking for 2 cars behind locked gates. There is a neighbour on one side only.

The medieval bastide village has a restaurant and an excellent food market on Wednesdays. It hosts well-known evening markets with entertainment throughout the summer.

Despite its rural setting, there is good access to transport links including the TGV network from Agen and the airports of Bergerac (55 mins), Bordeaux (1.5 hrs) and Toulouse (2 hrs).

Gallery

