

**THE EURO MORTGAGE SHOP
3 ATHOL STREET
DOUGLAS
ISLE OF MAN
IM1 1LD
01624 619432**



Ref: 4266

Price: 795.000 €

Lot, S.W. France ~ Situated 1.5km from a village with an award winning bakery, post office, auberge/restaurant and thriving grocery store. The ancient town of Cahors with its World Heritage Pont Valentre, supermarkets, medieval streets and delightful covered market is a twenty minute drive away.

**A MOST HANDSOME AND IMPRESSIVE, FULLY RESTORED
SIX BEDROOM MAISON DE MAÎTRE OF INDIVIDUAL CHARACTER
together with
A GUEST COTTAGE,
ALL SET IN 7 ACRES OF GARDENS, MEADOWS AND WOODS,
and having
A LARGE HEATED SWIMMING POOL**

The house is believed to be some 300



years old and benefits from extensive

Membre de la Fédération Nationale des Agents Immobiliers – Titulaire de la carte professionnelle No 99 (préfecture du Tarn et Garonne)

Adhérent à la Caisse de Garantie de l'Immobilier FNAIM No. 6092

Couvert par une assurance responsabilité professionnelle – RC Montauban B 378 006 035 – SARL au capital de 50.000F

and sympathetic modernisation in more recent times. Many original features have been preserved including exposed beams and a magnificent fireplace. With four en-suite bathrooms and an attractive cottage in the grounds, the property offers versatile accommodation either as comfortable family home or gîte and chambres d'hotes enterprise.

The landscaped gardens are a particular feature of the property and provide many private and shady areas for relaxation and entertaining. There are several secluded valleys, glades, vineyards and woods surrounding the property, making it ideal for exploring the neighbouring countryside and its abundant flora and fauna.

- Approached by a **LONG, PRIVATE DRIVEWAY** flanked by high hedgerows and a **WALLED GARDEN** with lawns and well-stocked flower and rose-beds, the property presents a handsome front elevation with a lovely pigeonnier on one side, stone built with a tiled roof and creeper clad. The drive culminates in a **GRAVELLED PARKING and TURNING AREA**



- There is an external stone staircase with lantern lighting, which leads upwards to an **ATTRACTIVE DINING TERRACE** with ornamental wrought iron railings to stone pillars and double French windows open to
- **AN ATTRACTIVE and SPACIOUS DINING ROOM** (6m x 4.5m) having two sets of double French windows to a small balcony with rural views, tiled floor and a high fully beamed ceiling. Also, dressed stonework to one wall. Double doors open to
- **A MAGNIFICENT MAIN LIVING ROOM** (9m x 6.5m) a very spacious superb room having an original chateau style stone and carved fireplace with wood burning stove inset to a raised tiled hearth and a built-in shelved drinks cupboard. Massive ceiling beams, attractive pine flooring, double French windows with wrought iron gates opening to an **ADDITIONAL DINING TERRACE**



- Leading off the main living room is the

- **GOOD-SIZED and WELL-FITTED DINING KITCHEN** (4.25m x 3.25m) with full range of matching units in pine to two sides with tiled worktops and tiled splash backs incorporating a twin bowl sink unit, extractor canopy, full range of matching wall units and concealed lighting. The floor is tiled. There is also a large pantry cupboard unit and door to the exterior dining terrace.



- **UTILITY / CLOAK ROOM**, with built-in cupboards.
- **SPACIOUS LIBRARY / SALON** (5m x 5m) with double French windows opening to the terrace, attractive country views from the side window, built-in shelved library unit and cupboards. Also, parquet flooring.
- **PRINCIPAL BEDROOM** (5.5m x 5m) with the original carved fireplace surround, parquet flooring and attractive window views.
- **EN-SUITE BATHROOM** with panelled bath and shower, pedestal washbasin, half-tiled walls, built-in range of cupboards **SEPARATE THREE QUARTER TILED WC**
- **INNER HALLWAY** from the main living room, gives access to
- **BEDROOM No: 2** (4.5m x 4m) a bright and spacious room with windows to two sides, parquet flooring,
- **EN-SUITE MODERN SHOWER ROOM** having shower compartment, pedestal washbasin, low-level WC, attractive full height tiling to the walls and floor tiling.
- **SEPARATE WC** with wash hand basin and tiled floor.



- From the dining room, a staircase leads upwards to a
- **FIRST FLOOR BEDROOM SUITE** (bedroom is 4.5m x 4.25m) with window views to two sides, parquet flooring, and
- **EN-SUITE MODERN SHOWER ROOM** having a shower, pedestal washbasin, WC, tiled walls and floor, heated towel rail.
- A doorway from the main living room, gives access to the additional upper floor rooms comprising;
- **A LANDING AREA** with access on the right to a
- **LARGE ROOF SPACE** with excellent storage with a boarded floor and dormer windows, could be used for additional accommodation.
- **BEDROOM No: 4** (5.5m max x 3.5m) with extensive exposed beams and roof light
- **BEDROOM No: 5** (4.5m x max x 3m) with exposed beams and roof lighting.
- **MODERN BATHROOM** with panelled bath and hand shower, tiled surround, vanity unit with washbasin inset. Also low-level WC.
- Note: This area is all centrally heated
- **FURTHER ROOF AREA SPACE**
- **On the GROUND FLOOR** of the main house is a
- **FURTHER VAULTED BEDROOM (NO.6)** with a **SEPARATE WC** and washbasin facility.
- **EXCELLENT WINE CELLARS** and **WOOD STORE AREAS**

OUTSIDE

- **LARGE STONE BARN** with archway and double doors opening to
- **A SUBSTANTIAL GARDEN STORE ROOM OR GARAGE**
- Paved pathway from the drive leads to the **SECOND RESTORED HOUSE** ideal for guests, family or letting purposes, having an **EXTERNAL PAVED TERRACE** with its own **PRIVATE LAWNED GARDEN** with fruit trees inset. Double-glazed French windows open to

- **A LIVING ROOM/ DINING ROOM and KITCHEN** (6m x 4m) with exposed beams, tiled floor, Colomage wall feature, “Godin” wood burning stove. Fitted kitchen area with tiled top units and stainless steel sink unit with tiled surround. Double-glazed windows enjoying views to the garden. Archway to
- **INNER HALLWAY** with tiled floor, giving access to
- **BEDROOM No: 1** (3.5m x 3.5m) with tiled floor and double French windows to the garden
- **BEDROOM No: 2** (3.5m x 1.75m) with tiled floor and double-glazed windows.
- **SHOWER ROOM** with laundry facilities and tiled shower and vanity unit washbasin, tiled floor
- **SEPARATE WC** with low-level suite, washbasin and tiled floor.
- **THE PARKING AREA** continues onwards in a circular turning drive with lawned island and further extensive lawned gardens all around with lilac surrounds and a wide variety of shrubs and trees.
- **VEGETABLE GARDEN AREA** and a particularly **DELIGHTFUL ROCKERY AREA** leading down to the pool.
- **WONDERFUL COVERED DINING TERRACE** to the rear of the main house to accommodate many people, with exterior lighting, exposed and dressed stonework and stone paved floor. Enjoys lovely views, has a central staircase with pathway leading to **ANOTHER LAWNED GARDEN** where there is a **GRAVELLED TERRACE**.
- Ornamental gateway with stone pillars and stone walling either side leads to the **DELIGHTFUL FORMAL GARDENS** with circular lawned areas, gravelled pathways, well-stocked rose borders, beautiful trees and terrace area with an
- **ATTRACTIVE PIGEONNIER** and an
- **ORIGINAL SMALL SUNKEN LAKE**



This all provides the most charming, secluded and delightful setting for the property and one of the pathways leads down towards the **HEATED SWIMMING POOL** (10m x 5m) with sand filtration system and which stands well away from the house, has extensive paved surrounds and superb views.



Services: Mains water, electricity, septic tank, oil-fired central heating, telephone.

