

4 Bedrooms - Demeure de Prestige - Midi-Pyrenees -  
For Sale

Country House For Sale



Price: €549,000

Bedrooms: 4

Bathrooms: 0

M2 Living: -

M2 Plot: 21300<sup>2</sup>

M2 Terrace: -

Address: Frayssinet Le Gelat Midi-Pyrenees, 46250

An immaculately presented, architect designed property built using local reclaimed stone in the traditional Perigordine style, to the precise specifications of its current owners, using quality materials throughout. A light and spacious property, designed over 2 floors Ground Floor. An impressive cathedral height Entrance Hall with with Oak staircase and galleried landing. A spacious triple aspect Lounge with french doors to the front and rear gardens and a feature fireplace. The Dining Room with french doors out to the spacious terrace area and pool. The Kitchen/Breakfast Room is a bright and airy space, with french doors out to the rear garden and pool area fully fitted with traditional style quality units and built in appliances. A separate Utility Room with sink, further storage and access out to the garden. An Office/5th Bedroom and a WC complete the rooms on the Ground floor. 1st Floor The galleried landing with walk in storage cupboard and leading to the 4 double bedrooms all dual aspect with en-suites, 3 with shower cubicles and 1 with bath all fully tiled. offering the opportunity for chambre d'hote. Outside/Garden. Set in its plot of just over five acres of land with beautifully planted garden and terraces surrounding the in-ground 10 x 6 pool. A Double Garage with electric doors. A separate building at the bottom of the garden (420m<sup>2</sup> approx), in good order, re-roofed and with light and power, offers opportunity for various projects, family and group get togethers, or an enterprise opportunity such as , exhibition space, yoga studio, art class or could be converted to provide further accommodation. The property is in excellent order, has underfloor heating throughout , tiled floors downstairs and solid oak flooring upstairs, air-conditioning, fully double glazed and well insulated. Septic tank to current standard. The property is located in a tranquil environment with the pretty village of Fraysinnet-le-Gelat and the popular market villages of Cazals and Prayssac within easy reach. The location of the property has the benefit of all that the Lot dept has to offer with the benefit of being close to the border of the Dordogne. Viewing highly recommended. dont 4.97 % honoraires TTC a la charge de l'acquerneur.

