

**THE BRITISH ESTATE AGENCY IN S.W. FRANCE UNDER THE DIRECTION OF
CHARLES SMALLWOOD AND JANE SMALLWOOD**



Ref: 5601 Price: 495.000€

Lot, S W France ~ Superbly set in a very beautiful, unspoiled part of the Lot valley. On the edge of a small traditional hamlet with pasture, woodland and panoramic views. Approximately 20 minutes drive from Figeac.

**BEAUTIFULLY RENOVATED TRADITIONAL QUERCY MANOR HOUSE
WITH STUDIO APARTMENT**

SET IN 2.5 HECTARES OF LAND INCLUDING ORCHARD AND WOODLAND
Together with
TWO LARGE STONE BARNs

The main house includes:
4 reception rooms
Fitted Kitchen
4 Bedrooms
2 Bathrooms (one ensuite)

Approached via a stone gated entrance with driveway.

The main house has been restored to a very high quality, respecting the original features and, with approximately 360m² of habitable space. The main entrance leads up to a lovely original wooden balcony running the length of the house and through the original double front doors to

A large open plan Living and Dining Area (40m²) featuring a large “Cantou” (inglenook) fireplace with woodburning stove inset and **The Kitchen** beyond which incorporates the original souillarde (traditional back kitchen) typical of prominent houses in this region of France. There are exposed beams and lovely hardwood flooring. The handcrafted kitchen is fully equipped with slate coloured tiled work surfaces, large oven, dishwasher, double Belfast sink and “Leiber” under bench fridge/freezer and wine cooler.



Separate WC with washbasin and storage area

Utility Room with fridge, freezer, LG washing machine and Bosch tumble dryer.

To the right are the **Dining Room** and **Sitting Room** both measuring 25m². The sitting room has a feature fireplace and both rooms have dressed stone walls and exposed beams. Also windows overlooking the grounds and the stunning views beyond.



From the entrance living room an oak staircase leads to the **UPPER FLOOR** with its stunning exposed wooden vaulted ceiling – a characteristic of each room on this floor and which has been expertly restored and maintained. There is golden oak flooring throughout.

Master Bedroom (approximately 25m²) Light and airy room with velux windows with blinds and good sized floor level window.

Ensuite Bathroom fully tiled and having large bath, walk-in shower, washbasin and WC.



Bedroom No. 2 and Bedroom No. 3. (each approximately 25m²) with velux windows (all with blinds) and good sized windows at floor level. The rooms are very light and airy.

Bedroom No. 4. A good sized double, with Velux windows.

Large Bathroom fully tiled and having a bath and shower, washbasin and WC.



ON THE GROUND FLOOR

Main Entrance/Reception Room (approximately 25m²) currently serving as a bar and games room with a wine cellar. Floor is tiled and French windows lead out onto a small Terrace and then on to the main courtyard.

Through a separate entrance from the courtyard is the **Independent Studio Apartment** with sitting room, fitted kitchen, bedroom and shower room. Also small patio overlooking the garden.

OUTSIDE

Barn No. 1. A beautiful building which has been expertly restored and offers the potential of very high specification loft style living accommodation. Comprising approximately 200m² and with the electrics already in place, simply requiring the main cabling to be brought from the grounds, for which provision has been made. Plumbing has been planned for but as yet not installed. It currently houses a good sized garage which leads down to the lower ground floor where there is a large workshop and provision for a utility room. Upstairs has been double thickness plaster boarded and fully insulated to provide sound proofing. Some stonework around the windows has been retained. On the first floor where there is a large living space and potential bedroom and bathroom, doors open out onto the suspended decked balcony which spans 2 sides of the building and has stunning views over the magnificent rolling hills of the Lot Valley and the start of the Massif Central. On the top floor is a further living space with decked balcony and rooms/bathrooms including spa bath.

The Small Barn has also been largely renovated and is totally different in style, very charming and retains its stunning exposed stonework and traditional bread oven. It comprises a large vaulted living space which leads through to 2 rooms which could potentially offer kitchen and bathroom facilities and bedrooms on the mezzanine above. Some rooms in the small barn boast corner stones dating to the 15th Century and purportedly once belonged in the chateau, now long gone.

The Gardens are interesting and extensive with an established south facing vegetable plot and a recently planted orchard comprising fruit, almond and olive trees.



Half of the extensive woodland contains oak, chestnut, birch, nut and ancient cherry trees. It has been professionally cleared, pruned and tended and offers a magical escape out over the acres beyond the house.

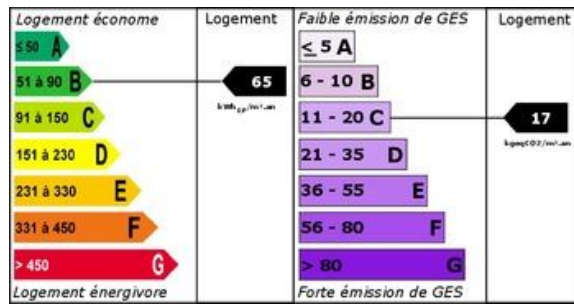
Services: Mains electricity and drainage to septic tank. Telephoned + ADSL. Also a source with pure drinking water (tested and found to be of an exceptionally high and pure quality). Gas central heating and wood burning stove.



Taxe foncière: 1372 euros per annum

Taxe d'habitation: 992 euros per annum

***Agency fees paid by the Vendor**



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