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Large, low maintenance gardens

Quiet location with no close neighbours

Four bedrooms, one with en-suite

Oil central heating plus a log burner

Spacious living room opening to the kitchen

DPE = 185 [D] GES = 42 [E]



Nr Comiac, Lot
Ref: 10125

€120 000

This lovely, happy house is ideally placed in the countryside; it is in a secluded setting, but close to three villages where you will find restaurants, grocery shops and other services. The house is light and airy with open views across the surrounding countryside. It is detached, with gardens measuring approximately 2700m² which are fenced with chain link fencing all round and with front and rear double gates. The house has a large lounge with a separate dining area and kitchen. There is also a conservatory at ground floor level and a sunny terrace at first floor level. There are three double bedrooms and one single bedroom. One bedroom has an en suite bathroom and another has an attached room which could become an en suite. In addition, there is a separate shower room plus a WC on the ground floor. Outside there is gravel drive leading from the front gates to the garage block, gardens with mature plants and an in-ground swimming pool (which requires some upgrading). The property has oil fired central heating, electric water heating, and a septic tank. There are also two large attics which are in good condition.

GROUND FLOOR

Living room 23' 7" x 19' 8" (7.2m x 6m)

Incorporating living, dining and kitchen areas with a stone tiled floor, wood burning stove and beams. There is a door to the conservatory at the front of the house with two large patio doors opening to the gardens. At the back is a door to a lobby which opens to the ground floor cloakroom and which has the stairs to the first floor.

Staircase hall

Guest cloakroom

WC

Conservatory 15' 1" x 7' 10" (4.6m x 2.4m)

FIRST FLOOR

Bedroom 1 13' 1" x 9' 10" (4m x 3m)

With en-suite bathroom measuring 3.2m x 2.6m

Bedroom 2 15' 5" x 9' 10" (4.7m x 3m)

With an attached room (potential bathroom or dressing room) measuring 2.4m x 2.1m

Bedroom 3 10' 6" x 9' 10" (3.2m x 3m)

Bedroom 4 10' 2" x 8' 6" (3.1m x 2.6m)

Shower room 8' 2" x 5' 7" (2.5m x 1.7m)

SECOND FLOOR

Attic 1 22' 8" x 16' 9" (6.9m x 5.1m)

Insulated, with new flooring and with the potential to

become another bedroom or study area.

Attic 2 24' 7" x 16' 9" (7.5m x 5.1m)

Insulated and with the original floorboards.

OUTSIDE Approx 2700m²

A gently sloping triangular plot of garden which is fenced with gates to the back and front. Mostly to grass, with mature hedging, a variety of trees and shrubs and flower beds and also a small vegetable garden. There is a terraced patio to the side and front of the house and a terrace and a well at the rear.

Swimming pool 29' 2" x 10' 10" (8.9m x 3.3m)

An in ground pool, with a depth throughout of 1.4m, which does need some attention

Cellar and Utility room

Accessed from outside the house. Contains the oil fired central heating boiler and a large, deep sink plus washing machine connections.

Double garage

Detached from the house

Small wood store

ADDITIONAL INFORMATION

Oil fired central heating with a log burner in the lounge.

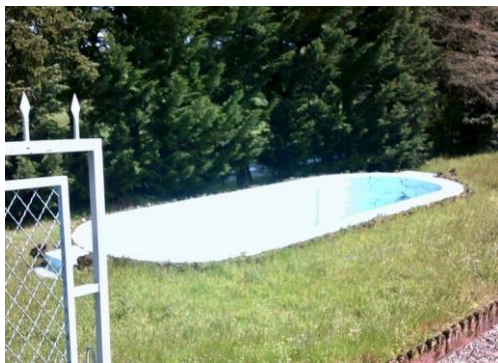
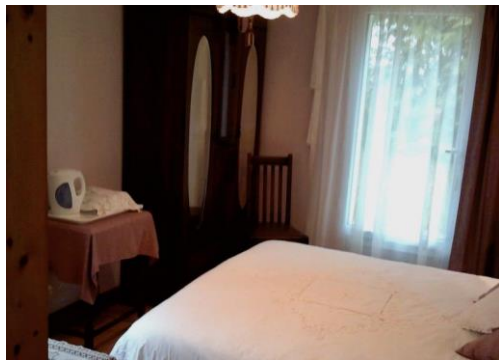
Septic tank drainage

160m² of habitable accommodation

Total land area = 2770m²

ABOUT THE AREA

Comiac, a pretty rural community, typical of the villages of the northern Lot, is within an area known as the Causses du Quercy, famous for its limestone rock formations, chalk uplands and beautiful, natural environment. It is surrounded by countryside which is ideal for walking and touring. There are three larger villages with a wide range of amenities a few minutes away while the towns of St Cere and Bretenoux, with supermarkets and many other shops and services, are just 20 minutes drive away. Comiac is ideally placed for visits to the valleys of the Dordogne and the Lot and attractions such as Rocamadour and St-Cirq-Lapopie. To the south you have the historic town of Figeac and the city of Cahors while Limoges, Bergerac and Rodez, all with international airports are each approximately a couple of hours away. There is also a railway station at Bretenoux linking to Brive le Gaillard and Aurillac where you can access the rapid TGV train network.



To enquire about this property please contact info@frenchpropertiesdirect.com

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These details do not form part of any contract and all measurements are approximate.