

Reference: P11237E
Location: Lot (46) - Port de Gagnac
Type: House
Setting: Village
Bedrooms: 3
Bathrooms: 2
Habitable: 170 m²
Land size: 308 m²
Condition: Ready to move in
Year built: C19th
Heating: Oil
Shops: 3 Km
Pool: No
Outbuildings: Yes



This stunning home sits along the River Cére in Port De Gagnac, in the north of the department of the Lot, close to the Corrèze Border and River Dordogne.

The house boasts fabulous views of the river and surrounding country side of small hamlets and houses. Large secluded south facing terraces and gardens are perfect for that family barbecue and relaxing evenings spent watching the sun set over the water and the hills beyond.

The main living accommodation is on the 1st floor. The grand dining room provides open plan living with a dining area and 3 doors to the balcony overlooking the river. The room also features a large open fire place as a centre piece. The fitted kitchen with a dining area also provide beautiful views of the River Cére and the back drop of rolling hills which can be admired while relaxing on the adjoining balcony at the front of the house. WC.

On the 2nd floor, there is a spacious landing, 3 very good sized bedrooms, the Master with en suite shower room (access to rear terrace) and two more bedrooms that share a large family bathroom and extra toilet available.

The top floor also has a wooden staircase, and would be easy to convert to provide extra living accommodation if needed.

To enjoy the Lot scenery the house also provides 2 terraced areas with great space for a BBQ, this terrace can be accessed from ground and first floor levels of the house.

An integral Garage and laundry room are available on the ground floor.

In addition, there is the old post office building, effectively one large room, that also offers conversion potential, perhaps an office, studio of small shop / gallery for those entrepreneurs!

There are two beautiful restaurants in the village. Both within 200 metres - the Auberge du Vieux Port and Hostellerie Belle Rive. In Gagnac there is a shop which is a post office, & library . There is also a new children's adventure playground and a petanque area.

Biars is only 3 kilometres away with the best bakery in the area open very early for fresh croissants and mouthwatering cakes. Six kilometres takes you to the beautiful, unspoilt medieval village of Beaulieu-Sur-Dordogne, with streets of 14th and 15th century houses.

In exclusivity to Allez-Français

Peter Elias, (Agent Commercial) - RSAC N°48183917300020.
Agency fees (honoraires) 5% included
Agency fees are included in the asking price.
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€199,950

Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra

Siret No 481 839 173 00020

