



Quality family home with pool and large gardens close to popular village with all amenities

This recent 3 bedroom property with pool enjoys a south facing position about one kilometre from a village with all amenities including junior school, Doctors , Bank and a busy weekly market. The house which is tiled throughout has a modern fitted kitchen, spacious L-shaped lounge with feature wood . . .

The property is approached via electronically controlled gates (with call button) towards an extensive graveled parking area. The front door opens into a large (36m²) bright lounge /dining room with terracotta tiled floor and feature wood burning fireplace with air circulation system serving the entire house. There are electric wall heaters in all rooms controlled from the lounge however due to the efficiency of the warm air circulation system this has been rarely used . The house is completely insulated, has double glazed UPVC windows throughout with fly screens, which means a cosy winter and cool Summer when temperatures can rise into the mid 30's Centigrade. The lounge has telephone points with broadband connection available and the area benefits from a good mobile signal.

The modern fitted kitchen (10.2m²) is situated off the dining area and includes electric oven , hob and plenty of storage space. Connecting to the Kitchen is a large utility room (7.5m²) with plumbing for washing machine and more storage space, a rare find in French houses!.

Leading off the hallway are three double bedrooms of 9.4m², 10.0m² and 12.5m² all have electric radiators, air ducts and double glazing . .

Town: Lalbenque
Dept: Lot
Plot size (m2): 3012
Habitable (m2): 0
Bedrooms: 3
Bathrooms: 1
Agent: Rebekah Maren

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€ 224 000



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