

Dordogne Valley Property Search

€ 249, 500

Village Property, near Rocamadour, Gramat and St Céré, Lot, SW France



Miers Village Property

Location:

The house is located in the thriving village of Miers which is located in The Lot department (46) of the Midi-Pyrénées region of South West France (*satellite coordinates 44° 51' 0" north, 1° 42' 0" east*). The Lot is nestled between the Dordogne, Aveyron, Cantal, Correze, and Tarn regions. Miers is approximately 50kms from the ancient city of Brive, 70kms from the city of Cahors and 172kms from Toulouse. Easily accessible by road it is approximately a 25-minute drive from Exit 54 on the A20 Autoroute. The local, bustling medieval town of Gramat is about 10 kms away and offers a choice of boulangeries, épiceries, large supermarkets, pavement cafés, restaurants, shops, boutiques, banks, post office, tabacs, doctors, dentists, etc. Closest airports are either Rodez, Limoges, Toulouse or Bergerac. A new airport at Brive-la-Gaillarde, a 30-minute drive away, is scheduled to open soon, offering easier and quicker access to the UK and Europe.

Closer to Miers are the villages of Rocamadour (7kms) one of France's most visited tourist sites; Padirac (3.5kms) with its large and popular aqua park; Alvignac (3kms) with its casino and slot machines; Carennac (10kms) for swimming in the Dordogne, fishing and canoeing, and Gramat (10kms) for horse riding and mountain bike rental!

The Village:

Miers is a typical Lot village with its own boulangerie, mini-market, bar/tabac, restaurant, post office and church. During the warmer months the locals play Pétanque (boules) on the village square while you sip a glass or two of rosé or Pastis at the hotel bar or on your terrace, bathing in the warmth of the slowly setting sun. During the months of July and August the village has its own Friday evening Farmers' market selling home-grown fruits, vegetables, cheeses, cold meats, local wines, olive and nut oils, freshly baked bread, cakes and pastries. And every Friday evening throughout the year the local Pizza Van pulls up on the square so no need to worry about what to eat on Fridays!

Continued: The House...

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Address: Dordogne Valley Property Search, La Grange à Malvy, 46400 St Paul de Vern, St Céré, LOT, France

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The House:

Built in 1843, the house is on three levels and overlooks the plane tree-lined village square. The house has been professionally restored and refurbished to a high standard. It has three large double bedrooms, two on the top floor and one on the lower ground floor, each with either ensuite bathroom or shower room. The large 64m² open-plan ground floor (*salon*) has a fully equipped kitchen, lounge with wood burning stove, and dining area with enough space to seat 12+ people. The lower ground floor includes a lobby area, bedroom 3 with ensuite shower room, guest toilet, office and large utility/storage room with direct access to the street. Perfect for loading/unloading. There are exposed oak beams throughout the house.

Entrance to the property is through traditional wrought iron gates onto a large cobble-stoned terrace with mature borders including hydrangeas and roses and a grapevine that produces bunches of black grapes every summer. A perfect area for relaxing and entertaining. Continue up the old stone steps to the front door and into the large open-plan salon. Just a couple of steps up from the front door and attached to the upper level of the barn is a raised balcony where you can enjoy croissants and coffee while watching the goings-on in the village square!

The Kitchen:

The kitchen area is spacious and well equipped with plenty of storage space and work surfaces including a bespoke double kitchen island. The Falcon Classic 1.5 double range oven is housed in what was once the "*Cheminée Cantou*", the traditional large fireplace. Other appliances include a large Fisher and Paykel fridge/freezer and a Bosch dishwasher. A Bosch washing machine and Hotpoint tumble dryer are located in the Utility Room in the lower ground floor.

The Lounge:

The spacious and bright lounge overlooks the village square and is a cosy and comfortable room for relaxing and entertaining. All furnishings are included in the sale including the very comfortable sofa and wrought iron armchairs, which all come with additional loose covers.

The Dining Area:

In the centre of the salon is the dining area which can easily accommodate 12+ for a meal. (*The current dining table which is included in the sale seats 8*).

Bedrooms/Bathrooms:

The house has three large double bedrooms all with either an ensuite bathroom or shower room. Two of the bedrooms are located at the top of the house in what was once the attic and both they and the ensuites have sloping ceilings with Velux windows and wood beams. The bedroom at the front of the house also has a little double window overlooking the village square. All the rooms are bright and both bedrooms have bespoke fitted wardrobes with sliding doors. Both of the partially-tiled ensuites are modern with quality chrome fittings and heated towel rails.

Continued: Lower Ground Floor...

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Lower Ground Floor:

In this area you will find the third bedroom with ensuite shower room, an office, a large utility/storage room with direct access through double doors to the road, and the guest toilet.

Outside:

At the side of the house is a spacious stone terrace with mature borders and a grapevine, perfect for entertaining/dining in the warmer months. Attached to the house is a pretty 27.7m² stone barn on two levels. This is currently used for storing wood on the lower level and for general storage purposes on the upper level, but could easily be converted to a separate gite or granny flat. Up a few steps from the front door and attached to the barns upper level is a recently-built wood balcony large enough for a table and four chairs. Not attached to the property but easily accessed across a small lane is a 450m² garden with pear and cherry trees. A good size for a pool.

General:

The house is fully insulated throughout and on mains drainage. Broadband available in the area. Satellite dish included.

***The house is being sold FULLY fully furnished and is ready to move in to.
All furnishings and white goods are of good quality and in excellent working
condition.***

Ideal as a holiday home or a permanent home as it has been to us for the last 3 years.

PRICE: £224,950 (249,500 euros approx. as at 12.01.10)

No agents fees.

For more information, room sizes and photos, please contact us, or the owner direct at

davidblunden@hotmail.co.uk

Useful Link:

www.st-cere.com

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