



HOLLOWAY



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35 SOUTH STREET BRIDPORT DORSET DT6 3NY



www.e-holloway.co.uk

TEL: (01308) 422121

E-mail: sales@e-holloway.co.uk



LE PARADOU

£199,000

Le Paradou was originally a well-known dance hall, cafe and restaurant. The property comprises two main buildings and projects, both have had proper architects planning and all correct permissions for private dwelling and public use. All plumbing is new as are all electrics, and all guarantees are in place for between 8 and 9 years further on these and any building. There is a new septic tank and correct filter system registered with the Mairie'. Mains water (excellent, sweet, soft and far better than bottled spring!) Telephone and high speed ADSL or Broadband is in use. The gas tank is fenced off at the front of property for easy access. One refill of app. €500 a year suffices the present owners. All interiors have been newly re decorated in creams and whites.

Le Paradou is situated in a unique position on the River Lot, in one of the most beautiful areas of France. Fantastic angling for nearly all European freshwater species including massive carp, huge catfish, and specimen zander. There are wonderful walks nearby. It lies only 4km away from the delightful medieval village of Estaing, famous for its chateau now owned by a certain ex president! It has several hotels, cafes, shops and bakers. A further 11 kilometres is the small town of Espalion, another delightfully pretty place with a market on Friday's. It also has all the basic shops and a supermarket. Thirty minutes away is Rodez city, train and bus station and airport with flights by Ryan air from Stansted. Three hours from the coast via Millau Viaduct, and three hours from Toulouse, two and a half from Albi.

The bungalow has large central heating panels throughout and is extremely well insulated with both fibre glass in loft and walls plus the roof being a special steel/ foam sandwich. The central heating has hardly been required as there is a log burner that is so efficient it heats the whole house throughout winter! A free supply of trees arrives on the river every spring with the April showers! All windows in both properties are double glazed.

The café has been virtually rebuilt to provide a comfortable –

BUNGALOW

BEDROOM 1 About 8'x 12' - two d.g. windows. Two built in pine wardrobes. Doors to both lounge and bathroom.

BEDROOM 2/OFFICE

Large double glazed twin patio doors overlooking the garden and river. About 13' x 9' Leading onto tiled main patio and built in flower boxes. About 10' x 11'

LARGE KITCHEN DINER

All fitted Oak faced cupboards and large welsh dresser. Dish washer, fridge and gas cooker with extractor. Terracotta floor tiles. About 17' x 14' Double patio doors onto tiled breakfast patio overhung with vines. Main entrance a stable type custom made door. Leading off is the –



UTILITY

About 8' x 5' with new gas boiler for central heating and water. Plumbing for washing machine and presently holding chest freezer and tumble dryer also. A second breakfast patio area is accessed from the kitchen.

LOUNGE

leads off the kitchen - 13' x 15' plus a recess leading into the bathroom and shower room. Built in shelving for books etc. and a velux electric window with auto rain sensor allows additional ventilation and light. Two satellite dishes are cabled into this for both French and UK TV. A large log burner is placed on stone plinths to one side. Lighting is from 3 double wall lights with a dimmer switch. Patio doors lead from the lounge onto a private terraced area overlooking the large gardens, fishpond and river.



BATHROOM

About 10' x 7' Window out to mountains - large bath - shower/curtain - bidet - sink and dresser unit, pine shelves.

SHOWER ROOM AND TOILET

About 6' x 5' large curved glass cubicle and power shower.- plus toilet and extractor fan.

The bungalow has gas central heating, which is rarely necessary because of the extensive insulation and very efficient log burner!

The restaurant and dance hall, housed separately, have been refurbished to provide

THE HALL

About 40' X 30'

From the bar/salon - Stairs to Large floored loft storage space.



BAR/KITCHEN WITHIN DINING ROOM/SALON

Two stainless steel sinks, cooker, high window, plumbing for washing machine, large commercial extractor. Varnished pine floor. Electric immersion water heater. Double patio doors and two windows overlooking and opening out onto plunge pool, garden and river view. Tiled floor. Strip and spotlights for wall displays.



SMALL TOILET OFF SALON

LARGE CENTRAL GALLERY

Two sets of recessed 12. v spots. A series of disc 110. v spots. On timer switch. Varnished pine floor.

SMALL STORE ROOM

SMALL BEDROOM OFF GALLERY

SEPARATE GITE.CHAMBRE D 'HOTE AREA

THREE DOUBLE ENSUITE BEDROOMS With two doors leading off main corridor to gallery and outside. Electric hot water from main boiler and one electric shower.

OUTSIDE The grounds of about half an acre, 2000 sq m, enclosed by a dry stone wall and mixed deciduous/hazel hedges that border each side down to the river Lot. The bank slopes gently in, the water level varies according to the barrage/dam 2 kilometers down stream but remains constant as a maximum and can NEVER flood due to being controlled by the dam. The property has its own pontoon and jetty and private boats are allowed free of charge. There are four mixed flower and vegetable gardens producing excellent crops and fruit trees producing cherries, peaches, plums, pears, apples, figs and 4 different grape vines all producing well. There are also well established walnut and hazel nut trees and plentiful chestnut trees in the surroundings. Autumn is an excellent time to harvest local mushrooms in surrounding lovely woodland walks or fields. The garden has a small fish pond with large Koi carp and goldfish plus a waterfall. There is also a plunge pool complete with waterfall and filter. There are two chicken runs, the larger with its own wooden shed/house. Leading down to the river a stone path passed through a large rose arch, with a marble and granite seat over looking all and many larger trees, both Oak, Lime, Ash and Acacia. A large BBQ. Outside patio concrete dining area with terracotta wall overlooking garden. Many tables, chairs, sunbeds and parasols.



A TWO LEVEL LOG CABIN STYLE "LARGE STORE SHED" With power easily holds a tractor mower, boating equipment and fishing tackle - plus garden equipment and chicken food! 10' x 12'.



This property has much potential to develop further business, such as boating, creative courses, bar/restaurant etc, or for self-sufficiency!



