

Beautiful property with 2 stone houses in 1ha50 wooden park with heated swimming pool, nature and privacy

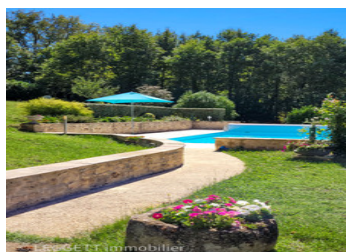


INFORMATION

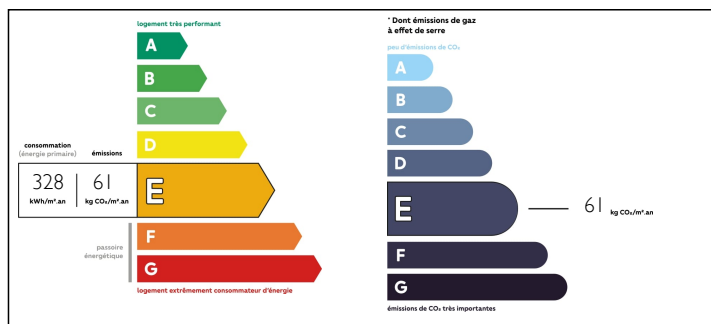
Town:	Gourdon
Department:	Lot
Bed:	5
Bath:	3
Floor:	230 m2
Plot Size:	16352 m2

IN BRIEF

Beautiful property comprising two houses on the edge of Gourdon, set in over 1ha50 of wooded grounds with heated swimming pool. Surrounded by nature with no overlooking, the main house features two bright, spacious living rooms and three bedrooms, including a master suite on the ground floor. Very comfortable for a permanent home. The guest house has its own outdoor space and comprises a living room, kitchen/dining room and two bedrooms. There are two garages and cellars, as well as terraces with different exposures. The garden has many fruit trees and other large mature trees, preserving the privacy of the property ; the pool area has a large stone deck, with heated pool. This beautiful home offers the ideal setting for being just a stone's throw from the center of Gourdon, "as if in the countryside". See more details below

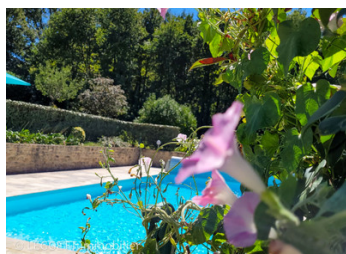


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 4242 EUR

NOTES

DESCRIPTION

In detail
(more photos and video on request)

SURFACES (approximate)

Main house: This stone house has two living rooms, one of which opens onto a south-facing terrace with a polyflame fireplace, a kitchen opening onto an east-facing terrace, three bedrooms, garage and cellar.

Ground floor :

- Entrance: 15.00 m2
- Kitchen: 16.50 m2
- storeroom / laundry room: 10.00 m2
- living room 1: 24.00 m2
- living room 2: 24.00 m2
- Bedroom 1 en suite, with shower room: 19 m2

- WC

First floor

- landing
- Bedroom 2: 20.00 m2
- shower room -WC: 4.70 m2
- Bedroom 3: 15.90 m2

Outbuildings

- garage: 22.50 m2
- cellar: 14.25 m2
- boiler room: 7.50 m2

Guest house: Single-storey house comprising a living room with wood-burning stove

- Living room : 17 m2
- Kitchen dining room: 22.75 m2
- Bedroom 1: 13.65 m2
- Bedroom 2: 7.55 m2
- Shower room: 5.22 m2
- WC

Outbuilding

- Cellar: 6.00 m2