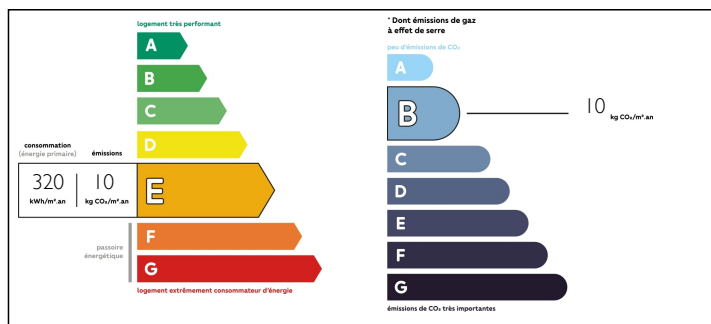


Isolated country house with small gite, swimming pool, magnificent setting 1.5 ha meadows and woods

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Milhac
Department:	Lot
Bed:	4
Bath:	3
Floor:	175 m2
Plot Size:	14675 m2

IN BRIEF

10 minutes from Gourdon, the property is isolated between meadows and woods, in a natural and peaceful setting. Built of local stones, the main house offers several spacious areas: a dining room and large living room with large bay windows and terrace; a single storey large master bedroom ensuite with dressing room, bathroom, bay windows and terrace overlooking meadows, woods and nature. Upstairs, two further bedrooms in perfect condition. A small independent gite / house for friends with living room/kitchenette and bedroom upstairs; a newly renovated swimming pool and a sheepfold currently housing a few sheep. A car port for 2 cars, a shed with workshop, a rainwater recovery tank, a vegetable garden, a greenhouse... The location is superb, quiet; no work is required, the renovations are of the highest quality; you're between Gourdon and the Dordogne, in absolute peace and quiet. It's the perfect property.

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: 1930 EUR

NOTES

DESCRIPTION

More details :

Beautiful property comprising a 3-bedroom house, several living areas, terrace; swimming pool with lovely terrace area around it; charming gite / guest house with 1 living room and 1 bedroom; quiet, natural setting, secluded with pairie and woods

Surface areas (approximate)

MAIN HOUSE

- fitted kitchen: 16.30 m2
- laundry room: 3.90 m2
- dining room with wood-burning stove: 26.60 m2, open to living room
- living room with bay windows and sheltered terrace: 25.75 m2
- shower room - WC: 5.90 m2
- Master suite with bay windows and sheltered terrace, dressing room and bathroom: 25 m2

First floor :

- Landing
- Bedroom 2: 15.50 m2
- Bedroom 3: 16.20 m2
- WC (sanibroyeur)

GITE / guest house

- living room / new fitted kitchenette: 22 m2
- First floor: bedroom-WC: 10.80 m2
- shower room: 4.30 m2
- terrace awning

OUTBUILDINGS

- sheepfold: 15 m2
- shed / workshop: 20 m2
- 2-car carport
- greenhouse,
- 10x5 chlorine swimming pool, liner and 2023 safety roller shutter

TECHNICAL