

Beautiful and spacious character house of 400m², situated in the Lot (46)



INFORMATION

Town:	Dégagnac
Department:	Lot
Bed:	6
Bath:	5
Floor:	200 m ²
Plot Size:	3500 m ²

IN BRIEF

A restored, detached, 18th century Manor House situated in a small village within 5min of the town of Gourdon which has all amenities, schools and a railway station. This beautifully restored stone building offers 6 bedrooms, 5 bathrooms, a separate guest toilet, a fitted kitchen, large living room leading out to a large terrace to the front of the property, all sitting on 5000m² of land.



ENERGY - DPE



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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.



DESCRIPTION

The restoration was completed in 2010 so the house now has new sanitary fittings, plumbing, central heating, and electrics and is fully insulated. There are separate oil tank and modern economical water boiler. New roof with Actis Ttriso super 9 insulation above the rafters. The plasterboard on the 2nd floor is all on battens with insulated plasterboard lining. Also, the 2nd floor has new joists with mineral wool insulation between and the roof lights and windows are all double glazed.

The 1st floor has been insulated from below in the cellar and there is a wood burner. It also has new electrics and oil fired boiler for radiators and hot water.

The house is situated in a small village with the river Ceou running through it. There is easy access to amenities 5 minutes away in the medieval town of Goudron. The area also enjoys lovely nature walks and biking.

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES

Ground floor :

- Two large stables used as storage and technical areas accessible separately with oil tank, central heating, and water boilers. Garden on this level with room for a pool, tennis court, etc.

First floor :

- Large terrace facing the front of the house
- Hall
- Kitchen
- Lounge with pigeon tower
- 2 double en-suite bedrooms (1&2)
- Toilet
- Utility room
- Access to rear wooden terrace and garden.

Second floor :

- Large landing leading off to the bedrooms.
- Family bathroom
- Master an en-suite bedroom. (3)
- A double en-suite bedroom (4)
- Bedroom (5)