

Ref: 116964BOR46 Price: 299 000 EUR agency fees included: 6.7857142857143 % TTC to be paid by the buyer (280 000 EUR without fees).

Beautiful and spacious character house of 400n2, situated in the Lot (46)







INFORMATION

Town:	Dégagnac
Department:	Lot
Bed:	6
Bath:	5
Floor:	200 m2
Plot Size:	3500 m2

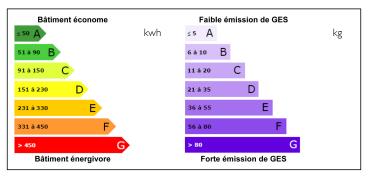
IN BRIEF

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



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.

UK: 08700 11 51 51 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr







LOCAL TAXES

Taxe foncière:

1000 EUR

NOTES

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.

without fees

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 5minutes away in the medieval town of Goudron. The area also enjoys lovely nature walks and biking.

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)

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