

Attractive stone property, delightful location, large 5-bed Gite, pool, for sale in the Lot



INFORMATION

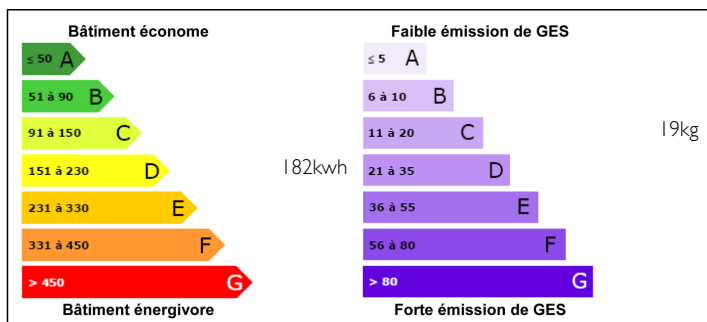
Town:	CONCORES
Department:	Lot
Bed:	9
Bath:	5
Floor:	300 m2
Plot Size:	2898 m2



IN BRIEF

Charming traditional property with a total of 9 bedrooms and 5 bathrooms. The principal house includes living room, large dining room/kitchen, 4 bedrooms, 2 baths. The gite or second house comprises a further 5 bedrooms and 3 bathrooms. The plot is around half an acre in size, has a large 12x6m pool and is just a short drive from the village of Gourdon in the Lot.

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.



DESCRIPTION

Situated in a beautiful part of the Lot, this property is full of character and charm. The Main house has a large sitting room with a wood burner and a large kitchen/dining area. There are 4 good-sized bedrooms and 2 bathrooms. The property benefits from oil-fired central heating.

There is a large second house/Gite with a sitting room/diner/well-equipped kitchen and 5 bedrooms - two with private bathrooms, plus a family bathroom.

Outside, there is a lovely well-stocked garden, a magnificent heated swimming pool (12x6m) and over half an acre of garden with lovely unspoilt views.

The property is ideally located for visiting all the tourist attractions of the Lot and the Dordogne with the nearest airports being Brive (1hr), Toulouse (1.5hrs) and Bergerac (2hrs).

LOCAL TAXES

Taxe foncière: 1803 EUR

Taxe habitation: 156 EUR

NOTES