

Perfect investment project: House to renovate + 230m2 Garage in Gourdon + garden



## INFORMATION

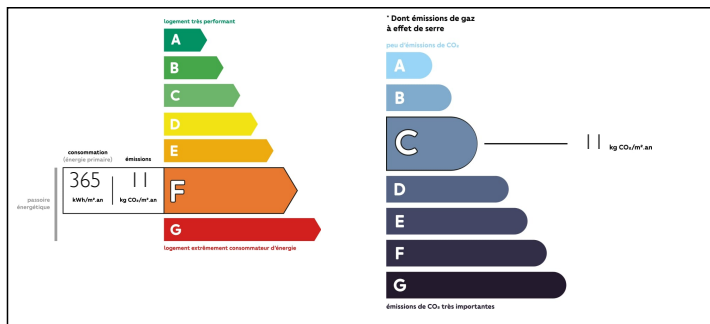
Town:	Gourdon
Department:	Lot
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	1500 m2

## IN BRIEF

This is a property that needs to be seen to be understood correctly. So much potential for an investor or someone who wants to start a business. Unique plot size and orientation in Gourdon within walking distance of all amenities.



## 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: 1800 EUR**

## NOTES

## DESCRIPTION

You enter this property through the front door and into the hallway, through the spacious kitchen/dining room on your left. You can also walk out onto the large conservatory/terrace behind the house.

There is also a spacious living room/dining room with good natural light.

The sleeping quarters are divided into 2 bedrooms, a bathroom and a large office/small bedroom.

This is where things get interesting... There is a very large 'sous-sol' that has been converted into multiple rooms and a cave for storage wine and food..

There is a door that leads from the sous-sol into the enormous garage space that was previously used as a professional garage. This part of the property could easily be restored to its former glory and used once again as a revenue-generating building either through your own work, rental or other.

Behind the house is a large garden for town property. Great investment project.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>