

Beautiful and big village house with 1 gite, 4 bedrooms, with all modern conveniences. Close to amenities.



INFORMATION

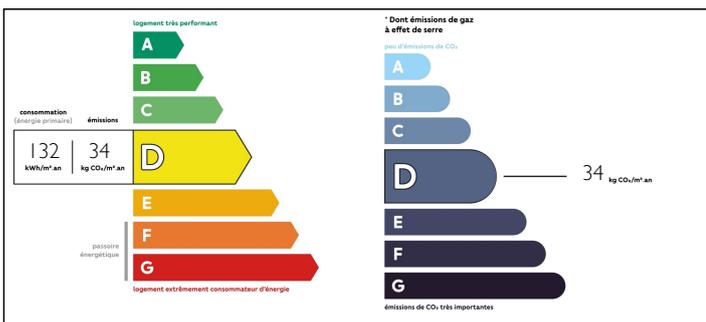
Town:	Gourdon
Department:	Lot
Bed:	4
Bath:	4
Floor:	320 m2
Plot Size:	1023 m2

IN BRIEF

Beautiful and large house located on the edge of a small dynamic village (shops, school, medical centre) 10 min from Gourdon Very well renovated and perfectly maintained, it offers large rooms including a large dining room and a beautiful living room which opens onto a terrace-solarium of 120 m² with its summer kitchen. The bedrooms are very spacious, each with a private bathroom or shower. On the first floor, I am sure you will love the 80 m² huge suite with its bathroom and dressing ; the dream of any parent! On the ground floor, with an independent entrance, an apartment / gite for family or to generate rental income: living room with open kitchen, bedroom, bathroom, toilet. In addition, office and laundry rooms, numerous storage spaces. The garden is enclosed by a low stone wall and is not overlooked. There is also a huge garage (workshop, classic cars or additional accommodation!)



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

A house with a lot of quality in which one feels very well.

Ideal for a large family house + gite and for having an independent business : the office has an independent access from the street!

ROOM SIZES (APPROXIMATE)

GROUND FLOOR

- Corridor with cupboards, dressing room: 18 m2
- Independent WC
- Kitchen : 16 m2
- Dining room with cupboards : 35 m2
- bedroom 1 en suite with shower room-WC : 22,50 m2
- living room: 25 m2, access to the back terrace with summer kitchen
- bedroom 2 en suite with shower room-WC : 17,00 m2

1ST FLOOR

- Landing : 8 m2
- Master suite : 70 m2, with bathroom, dressing and WC
- Attic (not fitted out)

GROUND FLOOR

- Laundry room : 10 m2
- Office : 18 m2
- Boiler room : 10,50 m2
- landing
- Independent WC
- Bathroom and shower : 14,50 m2
- Bedroom : 12,50 m2
- Living room-kitchen : 39 m2

OUTBUILDINGS

- terrace - summer kitchen
- garage in stone, concrete floor
- various lean-to buildings and small stone buildings
- fenced garden : 1027 m2, electric gate

TECHNICAL DATA

LOCAL TAXES

Taxe foncière: 2164 EUR

NOTES