

Big stone house located at the gateway to the Quercy region, 15 minutes from Gourdon.



INFORMATION

Town:	Frayssinet
Department:	Lot
Bed:	3
Bath:	1
Floor:	168 m ²
Plot Size:	3570 m ²

IN BRIEF

This vast stone house is located at the gateway to the Quercy region, 15 minutes from Gourdon.

This old farmhouse has been restored with spacious living areas, a large dining room/open kitchen of almost 60 m², and a large living room of 50 m². Each room has direct access to the outside, so you could imagine an independent business in the living room.

Upstairs, a large landing of over 40 m² leads to 3 bedrooms (9 m², 10 m² and approx. 20 m²), a large dressing room (12 m²) and access to the other part of the garden, at the top of the embankment.

On the kitchen side, you benefit from a small, intimate wooden terrace; the rest of the plot is above the embankment; it's a wooded, relatively sloping plot.

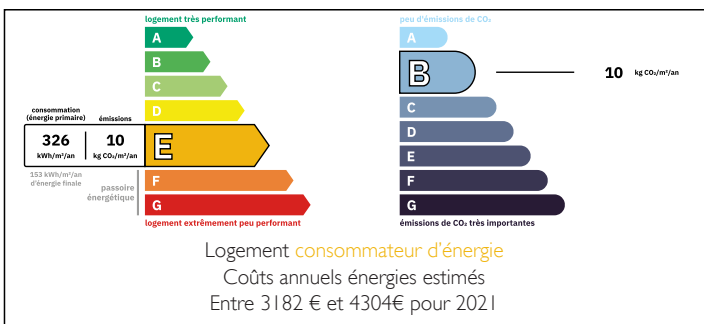
It's a large house with lots of space, but you should...

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.



ENERGY - DPE





DESCRIPTION

In detail

Old stone-built farmhouse, comprising on ground level: large dining room with open kitchen, bar, wood-burning stove in inglenook fireplace; large living room with bar, sanitary WC.

First floor: mezzanine landing, 3 bedrooms, shower room-WC, dressing room, garden access; terrace, garden shed.

APPROXIMATE FLOOR AREA

Ground floor

- kitchen / dining room : 58 m²
- living room (including WC) : 54 m²
- terrace

Floor

- Landing: 42 m²
- bedroom 1 floor: 9 m²
- Bedroom 2: 10 m²
- shower room-WC: 11.40 m²
- bedroom 3 floor: 22 m²
- dressing room: 12 m²

TECHNICAL SIDE

- House entirely renovated between 2006 and 2008 by the vendors
- Non-compliant septic tank with pump (for kitchen and downstairs WC)
- Heating: wood-burning stove and electric convectors
- Double-glazed windows
- Recent fully-equipped kitchen
- Possibility of selling furnished

LOCATION

- On the outskirts of Frayssinet, on the roadside
- Saint Germain du Bel air 2 km away: small village with school and local shops: 5 minutes
- Gourdon (schools, collèges, lycée, hospital, supermarkets, Paris-Toulouse SNCF train station):

NOTES