

Gourdon area : lovely stone village house full of charme, 2 bedrooms and lovely garden



## INFORMATION

Town:	Frayssinet
Department:	Lot
Bed:	2
Bath:	2
Floor:	98 m <sup>2</sup>
Plot Size:	506 m <sup>2</sup>

## IN BRIEF

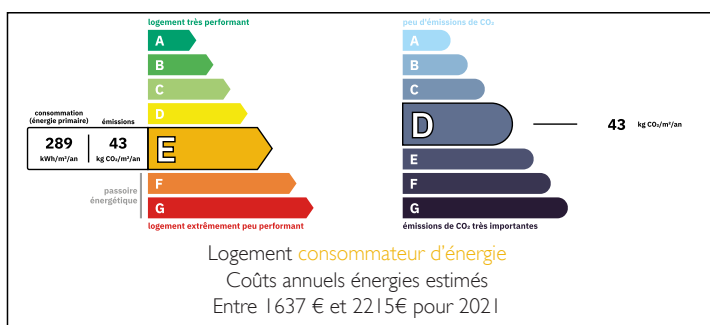
Located in a small, typical village of the Lot region, this comfortable south-facing stone house enjoys a dominant position and combines charm and authenticity, promising wonderful days in its lovely, flower-filled garden.

Raised over cellars, a staircase leads to a large terrace, from which you enter a bright and spacious 42 m<sup>2</sup> living area featuring large bay windows, an open-plan kitchen, and a warm wood-burning stove set in a traditional cantou fireplace.

The sleeping area includes two comfortable bedrooms, a study area, and 2 shower rooms /WC.

The house offers 3 well-laid-out rooms over approximately 100 m<sup>2</sup>, blending the charm of exposed beams and stone with the comfort of central heating and double glazing.

## ENERGY - DPE



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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

Located in the heart of a small, typical village of the Lot region, this beautiful south-facing stone house enjoys a dominant position and a peaceful setting. Full of charm and authenticity, it offers a wonderful quality of life and promises long, sunny days spent in its delightful, flower-filled garden.

The house is elevated over spacious cellars, giving it both character and practicality.

An external staircase leads up to a large terrace, perfect for enjoying meals, relaxing, or simply admiring the surrounding village and countryside. From here, you enter the main living area, a bright and generous 42 m<sup>2</sup> room filled with natural light thanks to large bay windows opening directly onto the terrace.

Exposed beams, stone walls, traditional cantou fireplace fitted with a wood-burning stove, add both charm and warmth, making this room a true heart of the home in every season.

The night area is well laid out and offers two comfortable bedrooms, ideal for family living or hosting guests. A shower room with WC serves this part of the house, while a second bathroom with WC and a dedicated laundry area provides additional comfort and convenience for daily life.

Altogether, the house offers approximately 100 m<sup>2</sup> of well-distributed living space, with three generous rooms that feel both cosy and practical. The combination of old beams, natural stone and modern amenities such as central heating and double glazing creates a harmonious balance between character and comfort. The attic, insulated at floor level with glass wool, represents...

## NOTES