LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43147NB46 Price: 142 500 EUR

agency fees included: 9 % TTC to be paid by the buyer (131 000 EUR without fees)

Charming 15th & 19th-century stone house with bread oven, terrace, and small garden in Hamlet near Gourdon:







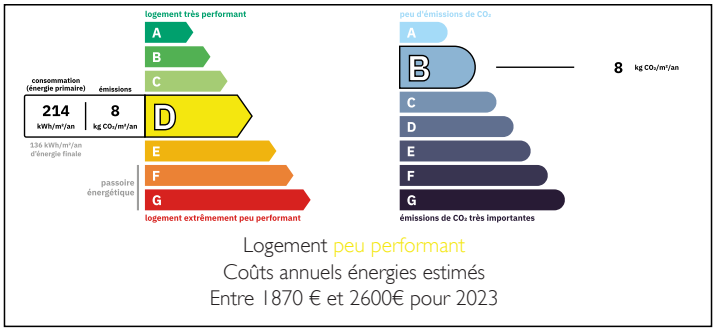








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1870 € et 2600€ pour 2023

INFORMATION

Town:	Gourdon
Department:	Lot
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	267 m2

IN BRIEF

At the heart of a charming old village dominated by its 12th–16th century church, just 4 km from shops, discover this authentic stone house, partly built in the 15th century.

Exposed beams and stone, fireplaces, mullioned window with window seat… it charms with its original features, making it a home full of character and authenticity.

The ground floor is arranged as a large kitchen/dining room with its stove, and a few steps lead to the cozy living room opening onto one of the terraces. Upstairs, three bedrooms, a bathroom, and beautiful old features create a space full of character. A convertible attic offers additional potential.

Outside, a shaded garden and a recently built wooden terrace above small sheds offer open views

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**1343 EUR**

NOTES

DESCRIPTION

At the heart of a charming old village dominated by its 12th–16th century church, just 4 km from shops, an old stone house (partly 15th century) with a sunny terrace and a shaded garden, comprising:

Ground floor

• Entrance/living room/kitchen of 28 m²: fireplace with Godin wood stove, exposed beams and stone, tiled floor, French door to terrace/courtyard. Reversible air/air air conditioning.

• A few steps up to the living room of 27 m² with open fireplace, exposed beams and stone, tiled floor, French door to terrace. Reversible air/air air conditioning.

Upstairs

• Bright landing thanks to its beautiful 15th-century mullioned window with window seat. Staircase to the attic.

• Bedroom 1 of 8.5 m², with closets

• Bedroom 2 of 10.5 m²

• Bedroom 3 of 19 m² with exposed beams and large closet

• Bathroom of 7 m² with bathtub, sink, WC, space for washing machine, towel dryer

Recent electric convectors in all rooms.

Attic

• 29 m² attic, convertible, roof with flat tiles redone in 2011 with triple-layer insulation and 2 skylights.

Outbuildings and annexes

• Two small sheds/cellars with an old door opening onto the alley

• Wooden terrace of 25 m², southwest-facing, with nice views over the countryside and village roofs

• 19th-century bread oven attic of about 20 m² to renovate, on two levels, with vaulted brick oven in good condition: exterior access, great additional potential

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