LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43393NB46 Price: 159 100 EUR

agency fees included: 9 % TTC to be paid by the buyer (146 000 EUR without fees)

**House located near Gourdon - 3 bedrooms, big wooded garden, well - to refresh !**

EXCLUSIVE







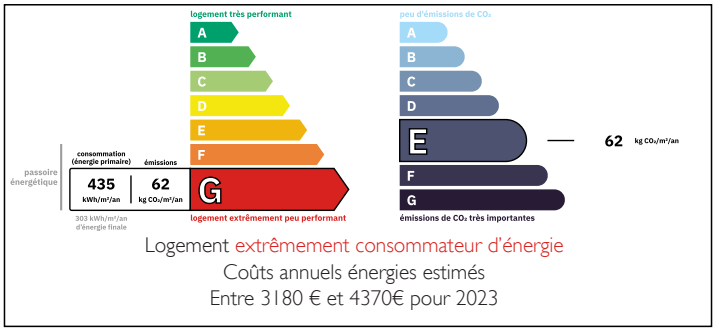








## ENERGY - DPE




Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3180 € et 4370€ pour 2023

## INFORMATION

| | |
|---|---|
| Town: | Gourdon |
| Department: | Lot |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 72 m2 |
| Plot Size: | 5118 m2 |

## IN BRIEF

Located just steps from the center of Gourdon, this family home has no close neighbors and benefits from a large plot with springs, a well, a vegetable garden area, fruit trees, and a large semi-wooded section.

The house requires some updating (decor, painting, modernization), but nothing major: gas central heating, mains drainage, (older) double glazing, and wooden shutters. It is built over a cellar and garage ; you access to the living room (with wood-burning insert) and kitchen via the terrace; behind the kitchen, there is a first bedroom (or lounge). Then you'll find two large bedrooms opening onto a balcony, and a bathroom.

What makes this house unique is the large greenhouse/workshop with its own spring, attached to the back of the house: an ideal space for gardening enthusiasts, or to be used as a workshop

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.

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## NOTES

## DESCRIPTION

Family home comprising on the ground floor: garage, cellar; on level 1, accessed via the terrace, living room with fitted kitchen area, 3 bedrooms, bathroom, WC; veranda at the back with pantry; large plot with various small outbuildings and cottage

APPROXIMATE AREAS
- Garage: 15 m²
- Cellar: 11 m²
- Garden cottage: 9.00 m²
- Veranda / workshop and pantry: 56 m²

LEVEL 1
- Living room / kitchen: 26 m²
- Bedroom 1 or living room: 12.00 m²
- Bathroom with shower: 5.60 m²
- Separate WC
- Hallway
- Bedroom 2: 9.50 m²
- Bedroom 3: 13.50 m²

TECHNICAL DETAILS
- Gas central heating boiler
- Hot water tank
- Insulated attic space
- Mains drainage
- Wooden shutters
- Solid walnut wood kitchen
- Well in the garden
- Spring in the workshop / greenhouse
- Numerous rainwater collectors

LOCATION
On the outskirts of Gourdon

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