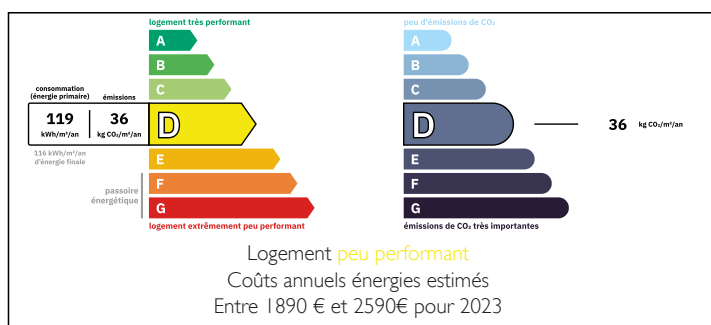


Gourdon : beautiful house with dovecote, 2 gîtes, swimming pool in a lovely hamlet



ENERGY - DPE



INFORMATION

Town:	Gourdon
Department:	Lot
Bed:	7
Bath:	6
Floor:	280 m ²
Plot Size:	3013 m ²

IN BRIEF

Located 2 km from Gourdon, in a small hamlet close to the medieval town and all its amenities, the property consists on a main house, 2 gites and a large swimming pool set on beautifully landscaped grounds.

The first house of 120 m² is this beautiful traditional Quercy stone house with its two dovecotes, built over cellars, and benefiting from a very large terrace facing the countryside. You have a lovely living/dining room with kitchen, and an en-suite bedroom with shower, bath, and WC; upstairs, two large bedrooms, a bathroom, and an attic that can easily be converted into a fourth bedroom.

The barn has been converted into two gîtes, recently renovated with quality and comfort: the first gîte includes a living room and a small separate kitchen, one bedroom upstairs, and two shower rooms; the second, larger gîte has...

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

This beautiful property consists on a main stone house in the Quercy style, built over a cellar and with 2 dovecotes.

After a few entrance steps, you reach the living/dining room and its separate kitchen, offering a space of 50 m². At the back, the immense terrace allows you to enjoy every moment of the day in peace and admire the surrounding countryside. On the same level, there is a first en-suite bedroom with bath-shower and WC.

The upper floor has just been refreshed and includes a first bedroom with its shower room-WC of approximately 22 m² and a second large bedroom of 30 m². The attic can easily be converted into an additional bedroom.

There is a large garage under the terrace, and two cellars with a boiler room, as well as a well.

The large stone barn, also typical of the region, has been converted into two gîtes.

The first gîte has a large living room, a small separate equipped kitchen, a shower room-WC; upstairs, a large bedroom, a shower room-WC, and a dressing room.

The second gîte is sold furnished and includes a spacious living room with fitted kitchen area, 2 ground-floor bedrooms, a shower room, WC; upstairs, a third bedroom with shower room-WC.

At the rear, the superb swimming pool has just been renovated (liner, pump, filter) and offers a beautiful sunny terrace in the middle of landscaped grounds.

APPROXIMATE SURFACES

MAIN HOUSE WITH DOVECOTE - DPE en D

- living room/dining room/kitchen: 50 m²
- en-suite bedroom: 22.40 m²

LOCAL TAXES

Taxe foncière: **2228 EUR**

NOTES