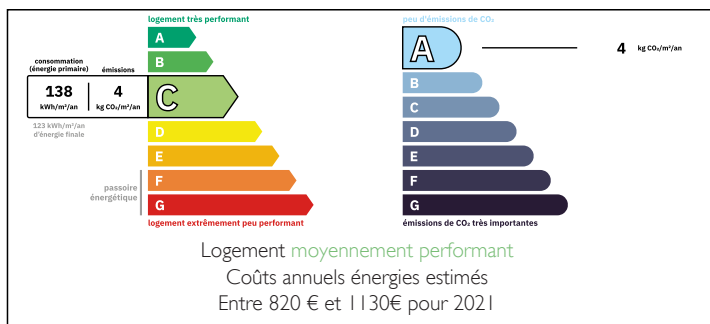


UNDER OFFER- Spacious house, gîte, pool, barn on a secluded 4 hectare plot in Gourdon area



ENERGY - DPE



INFORMATION

Town:	Cœur de Causse
Department:	Lot
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	38715 m2

IN BRIEF

You will fall in love with this property if you are looking for a completely secluded home, surrounded by nature. Located 6 km from the nearest shops, in the Causses du Quercy Natural Reserve, I'd be happy to show you this amazing property of approximately 4 hectares.

The main house is a former agricultural building offering a magnificent 60 m² living room with kitchen, two bedrooms, and a 75 m² covered terrace with an outdoor bar.

You then have the gîte of approximately 80 m², a former stone house typical of the Quercy region: living room, kitchen, bathroom, and two bedrooms upstairs; a small wooden chalet and a barn provide excellent additional potential.

The pool and land overlook the Causses as far as the eye can see: no neighboring houses; the land is

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.



LOCAL TAXES

Taxe foncière: 1667 EUR

NOTES

DESCRIPTION

Located at the end of a 2 km gravel track, in the heart of the Causses du Quercy Regional Natural Park, 6 km from the nearest shops and services, you will discover this renovated former farm surrounded by its 4 hectares of land... in the middle of countryside

The main house, about 140 m², is a former agricultural building with an adjoining shed converted into a superb terrace – ideal for hosting family, friends, or celebrating events. You also have a very charming stone house, typical of the Quercy region: the gîte, about 80 m². The large barn of approximately 100 m² is attached to the gîte and offers excellent additional potential.

On the land: a swimming pool with views over the meadows, various wooded areas creating different atmospheres; a small chalet for seasonal rentals, a small outbuilding fitted as sanitary facilities... incredible potential for this property.
See details below:

MAIN HOUSE (approximate areas)

- living room/lounge: 60.00 m² with wood stove
- mezzanine of approximately 10 m²
- open kitchen overlooking the living room (a few steps): 30 m²
- bedroom 1: 25 m²
- bedroom 2: 12.00 m²
- separate WC
- bathroom-WC: 15.00 m²
- covered terrace of 75 m² with outdoor bar

TECHNICAL:

Main House in need of refreshing

- internal wall insulation
- electric convectors
- double glazing (partial)
- wood stove
- non-compliant septic tank