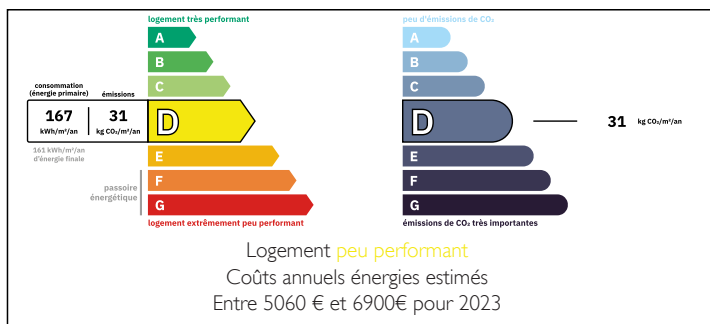


## Amazing Villa of 8 Bedrooms, Gîte, heated Swimming Pool, 13 ha – Beautiful Setting near Gourdon



## ENERGY - DPE



## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Gourdon   |
| Department: | Lot       |
| Bed:        | 8         |
| Bath:       | 5         |
| Floor:      | 360 m²    |
| Plot Size:  | 130000 m² |

## IN BRIEF

This substantial character property is set within over 13 hectares of meadows and woodland, just a few kilometres from Gourdon.

With approximately 360 m² of living space, the villa features an huge double living room of over 80 m² and six bedrooms, some of which have independent access and can be used for B&B. The second dwelling (115 m²) is currently operated as a gîte.

Numerous terraces, a courtyard beneath the lime tree, a large 15 x 6 m swimming pool and its pool house offer a variety of settings to enjoy the outdoors throughout the day.

The property is very comfortable, with underfloor central heating, a wood-burning insert in the main living room, a new kitchen, double glazing throughout, fibre-optic, nice features. No work is required.

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: 4901 EUR

## NOTES

## DESCRIPTION

This substantial character property is set within over 13 hectares of meadows and woodland, just a few kilometers from Gourdon.

The house offers approximately 360 m<sup>2</sup> of living space and was built in the early 2000s using concrete blocks and traditional stonework by one of the finest masons of the area. Ideally designed for a touristic business, it offers exceptional comfort, with underfloor central heating, double glazing, very good insulation and high-quality materials.

Set over two levels, the main floor comprises a spacious 80 m<sup>2</sup> living area with a fully equipped open-plan kitchen, wood-burning insert, two bedrooms, a shower room and a separate WC.

On the ground floor, four bedrooms have their own independent entrances from the terrace.

The second accommodation unit can be kept separate from the main house or connected to it, as required. It comprises a living room with open-plan kitchen and a WC, with two bedrooms, a bathroom with bath and shower, and a WC upstairs.

Layout and Approximate Floor Areas

MAIN HOUSE (approx. 250 m<sup>2</sup>)

Main floor

- Living area including open kitchen: 82 m<sup>2</sup>
- Hallway
- Bedroom 1: 18 m<sup>2</sup>
- Shower room: 5 m<sup>2</sup>
- Separate WC
- Bedroom 2: 15 m<sup>2</sup>

Ground floor

- Bedroom 3 with en-suite facilities: 25 m<sup>2</sup>
- Hallway / utility room: 18 m<sup>2</sup>
- Bathroom with WC: 7 m<sup>2</sup>
- Bedroom 4: 20 m<sup>2</sup>