LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48694NB46 Price: 140 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (128 500 EUR without fees)

Lovely 3-Bedroom House with Garden and Terrace in a Small Hamlet, 5 Minutes from Gourdon















INFORMATION

Town:	Gourdon
Department:	Lot
Bed:	3
Bath:	1
Floor:	135 m2
Plot Size:	618 m2

IN BRIEF

This 135 m² house is located in a small, rural, quiet, and peaceful hamlet just 5 minutes from Gourdon.

Built over a cellar, a staircase leads to the 70 m² main living area, which consists of a living room, a dining room, and a spacious kitchen-dining area. The terrace wraps around the living areas, offering different exposures throughout the day.

Upstairs, also covering 70 m², you'll find 3 bedrooms, a bathroom, a laundry room/walk-in closet, a large 70 m² attic, and on the garden level—accessible from both inside and outside—a large cellar/workshop.

The house is in need of finishing touches, as the bulk of the work (electrical, plumbing, septic tank) has already been completed.

Ideally located as a base in Gourdon, you'll

ENERGY - DPE

DPE not 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.

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LOCAL TAXES

Taxe foncière: **2044 EUR**

NOTES

DESCRIPTION

A house arranged over four levels, comprising on Garden level: cellars, boiler room and workshop ; first floor: entrance with WC, lounge, dining room, eat-in kitchen and terrace ; second floor: two bedrooms, shower room, utility room, WC and a larger bedroom ; big Attic

The house requires some finishing work, including painting, renovating the wooden floors, installing double glazing, insulating the attic and fitting a heating system. The main renovation work, including the electrical installation, plumbing and septic tank, has already been completed.

Garden level – 70 m²
- Workshop accessible from both the garden and the interior
- 39 m² cellar and storage room

First floor – already substantially renovated
- Entrance with WC and wooden staircase
- 22 m² lounge with parquet flooring, fireplace and dual aspect, opening onto the terrace
- 17 m² dining room with decorative stone fireplace
- 20 m² kitchen with oak cupboards and travertine worktop; potential to open onto the terrace

Second floor – renovation to be completed
- Landing with WC
- 6 m² utility room with large cupboard
- Shower room with shower and electric towel radiator
- 20 m² bedroom with carpet over parquet flooring
- 11 m² bedroom with parquet flooring
- 14.60 m² bedroom with parquet flooring

Attic
- 70 m² attic with potential for conversion and an attractive timber frame

OUTDOOR SPACE

Adjacent at the rear to a barn in the hamlet, the