

Beautiful stone house - 4 bedrooms, potential basement apartment. Almost 1 ha of wooded land with view,



INFORMATION

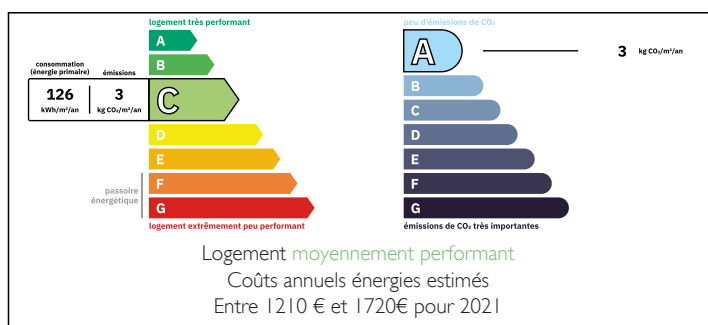
Town:	Gourdon
Department:	Lot
Bed:	4
Bath:	3
Floor:	226 m2
Plot Size:	9194 m2

IN BRIEF

My favorite : At the bend of a small country road in Gourdon, a private path climbs in a wood... and discovers, after a hundred meters, this beautiful stone house typical of the region. In its green setting, this very Quercynoise is very comfortable for a large family. Beautiful cathedral living room with its fireplace, kitchen open on dining room, large terrace, bedroom and bathroom in the ground floor, on the mezzanine floor, bathroom and 2 bedrooms (possible to create 2 more bedrooms by splitting the huge one)... the floor plan is ideal for everyone to have their own space.

Comfortable (good insulation on roof, floor, walls; electric heating), this house combines traditional architecture and modern comfort. Located 5 minutes from the center of Gourdon, and in absolute calm, surrounded by trees and with a clear view...

ENERGY - DPE



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

HABITABLE AREA : 225 m2

TOTAL SIZE : 400 m2

>>> On the ground floor :

- Entrance hall : 16 m2
- shower room - WC : 7 m2
- Kitchen - Dining room : 30 m2
- Living room : 52 m2
- Office : 8.70 m2
- Bedroom en suite (including bathroom): 28 m2
- Terrace all along the living rooms

>>>First floor :

- Mezzanine : 23 m2
- Large space for 2 or 3 Bedroom: 54 m2 including Bathroom-WC: 6 m2
- Room: 8.70 m2

LOCAL TAXES

Taxe foncière: 2300 EUR

Taxe habitation: EUR

UNDER GROUND

- Hall: 17 m2
- Kitchen n°2 laundry room: 11,25
- Cellar technical room : 25 m2
- Cellar with access to the garden : 54 m2
- Cellar : 10 m2
- Garage 1 car : 28 m2
- cellar under terrace : 26 m2

TECHNICAL INFORMATION

- Underfloor electric central heating on the ground floor
- cumulus 300 l
- no heating on the first floor
- pellet stove
- fireplace
- roof, floor and wall insulation
- Very many windows and French windows with external access (single glazing)
- septic tank
- Swimming pool area
- Vegetable garden

This house is in perfect condition with very nice amenities: beams, stones, floor tiles, panelling under

NOTES