

Rare opportunity for stone house, border Dordogne /Lot regions, with 3 bedrooms, garden quiet hamlet (Lot)



## INFORMATION

Town:	Léobard
Department:	Lot
Bed:	3
Bath:	1
Floor:	164 m2
Plot Size:	2546 m2

## IN BRIEF

Beautiful house of character in stone and slate roof located in an exceptional setting in a small hamlet near Gourdon and Céou for lovers of nature, hiking and river fishing as well as canoeing.

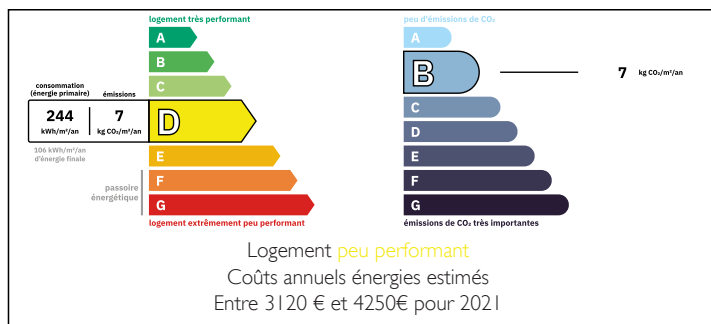
This house is on three levels e ground floor two large spacious rooms, first an ex restaurant dining room with a working bread oven, next door was the kitchen with a separate pantry . Next level with independant access by steps, a terrace with views, a furnished kitchen / dining room with fireplace, a toilet, a living room with open fireplace, separate access to the garden

and a guest toilet, Upper level offers three bedrooms, a shower room/toilet.

Outside garden with vegetable garden and outbuildings with a covered car port and garage.

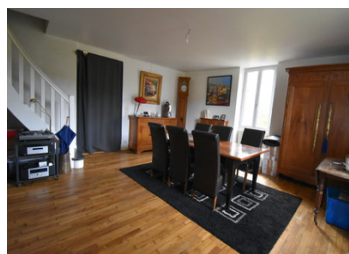
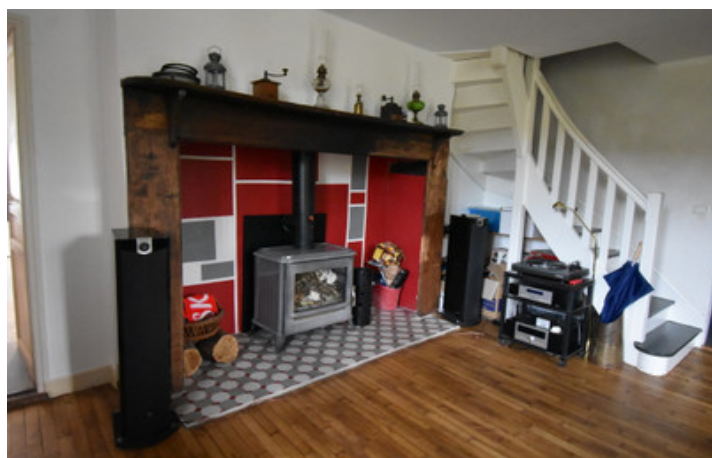
Possibility of grouping purchase with that of...

## ENERGY - DPE



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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

Entrance Hall with guest toilets  
Living room with fireplace 33m<sup>2</sup>  
Kitchen/Dining Room 30m<sup>2</sup>  
Toilet  
Door to outdoor terrace  
Upper floor (Converted attic)  
Master bedroom 15m<sup>2</sup>  
Bedroom 2 - 12m<sup>2</sup>  
Bedroom 3 - 9m<sup>2</sup>  
Corridor  
Shower room/wc  
Garden level  
Space set up as an office  
2 Large rooms 80m<sup>2</sup> approx with Fireplace/Bread Oven  
Boiler room  
Cellar  
Outside  
Terrace  
Outbuildings composed of  
Laundry room with toilet 12m<sup>2</sup>  
Garage 32m<sup>2</sup>  
Opportunity to combine purchase with 4 working gites with good revenue stream kindly ask for more details /see link below

## LOCAL TAXES

**Taxe foncière: 1 000 EUR**

**Taxe habitation: EUR**

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>