

Lovely village house between Gourdon and the Dordogne, ideal for vacations



INFORMATION

Town:	Milhac
Department:	Lot
Bed:	2
Bath:	2
Floor:	90 m2
Plot Size:	240 m2

IN BRIEF

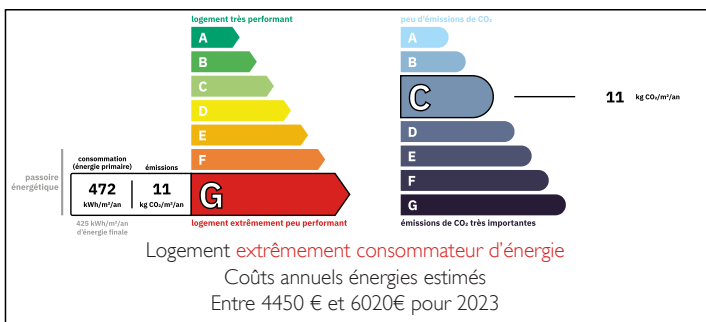
This pretty stone house is located in a pretty village typical of the area, between Lot and Dordogne. It's just 10 minutes from Gourdon (medieval town, markets, Paris-Toulouse train station, restaurants, shops etc.) and 10 minutes from the Dordogne beaches (Saint Julien de Lampon).

The house comprises a kitchen and large dining room with inglenook fireplace and wood-burning stove, and a bright living room with library area on the mezzanine.

Upstairs are two spacious, bright bedrooms and a shower room. There's also a pantry/back kitchen for extra storage space! The house is very pleasant, functional, easy to live in and ideal as a vacation home: no need to spend hours mowing the lawn before enjoying the little garden in the sun (south-facing), no need to spend hours closing up, tidying up... it's an ideal house for vacations, and



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.



LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MORE DETAILS :

Dwelling house on 2 floors comprising on the ground floor an entrance hall with WC, a living room with mezzanine, a bathroom, a dining room with insert, separate kitchen, storeroom; on the first floor 2 bedrooms and shower room. A small garden of approx. 150 m2 completes this property.

TECHNICAL

- recent double-glazing
- oil-fired central heating
- Approximate floor area

GROUND FLOOR

- Entrance with WC
- living room : 20 m2
- bathroom: 2.50 m2
- mezzanine: 7 m2
- dining room: 20 m2
- kitchen: 10 m2
- storeroom: 12 m2

1st floor

- hallway
- Bedroom 1: 9 m2
- Bedroom 2: 9.50 m2
- Bathroom: 2.50 m2

LOCATION

Village house, with small garden of approx. 150 m2
Very quiet village, typical of the region: beautiful stone houses, medieval castle; ideally located, just 10 minutes drive from Gourdon, and 10 minutes from Saint Julien de Lampon and its beaches on the banks of the Dordogne;
Sarat is 20 minutes drive

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