

Ref: A35499NB46

Price: 149 900 EUR agency fees to be paid by the seller

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









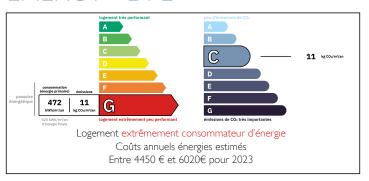








# **NERGY - DPF**



# INFORMATION

Town: Milhac

Department: Lot

Bed: 2

2 Bath:

Floor: 90 m2

Plot Size: 240 m<sup>2</sup>

## 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

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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.





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# EGGETT immobilie



## 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. I 50 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 m<sup>2</sup> 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;

Sarlat is 20 minutes drive

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