

Characterful stone-built house with 7 rooms , swimming pool and garden Bucolic setting near Gourdon(Lot)



INFORMATION

Town:	Léobard
Department:	Lot
Bed:	5
Bath:	2
Floor:	164 m2
Plot Size:	3546 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.

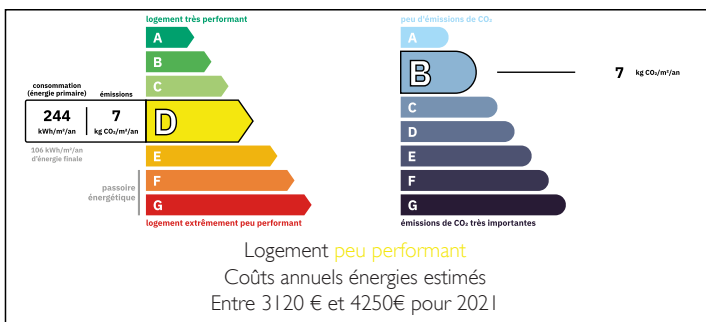
This house is on three levels e ground floor two large spacious rooms, first an ex restaurant dining room with a working bread oven, next door was the kitchen with a separate pantry . Next level with independant access by steps, a terrace with views, a furnished kitchen / dining room with fireplace,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



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

Entrance Hall with guest toilets
 Living room with fireplace 33m2
 Kitchen/Dining Room 30m2
 Toilet
 Door to outdoor terrace
 Upper floor (Converted attic)
 Master bedroom 15m2
 Bedroom 2 - 12m2
 Bedroom 3 - 9m2
 Corridor
 Shower room/wc
 Garden level
 Space set up as an office
 2 Large rooms 80m2 approx with Fireplace/Bread
 Oven
 Boiler room
 Cellar
 Outside
 Terrace
 Outbuildings composed of
 Laundry room with toilet 12m2
 Garage 32m2
 Opportunity to combine purchase with 4 working
 gites with good revenue stream kindly ask for more
 details /see link below

NOTES

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