

Charming 15th & 19th-century stone house with bread oven, terrace, and small garden in Hamlet near Gourdon:



INFORMATION

Town:	Gourdon
Department:	Lot
Bed:	3
Bath:	1
Floor:	110 m ²
Plot Size:	267 m ²

IN BRIEF

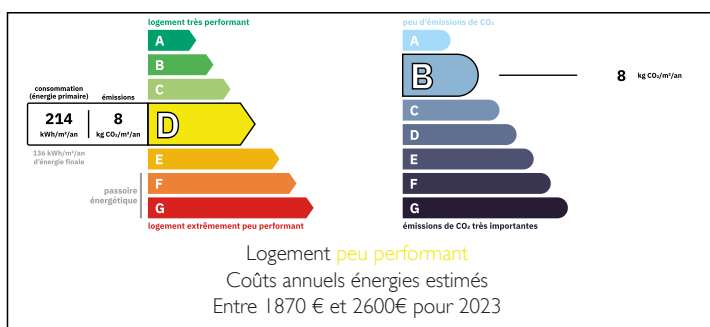
At the heart of a charming old village dominated by its 12th–16th century church, just 4 km from shops, discover this authentic stone house, partly built in the 15th century.

Exposed beams and stone, fireplaces, mullioned window with window seat... it charms with its original features, making it a home full of character and authenticity.

The ground floor is arranged as a large kitchen/dining room with its stove, and a few steps lead to the cozy living room opening onto one of the terraces. Upstairs, three bedrooms, a bathroom, and beautiful old features create a space full of character. A convertible attic offers additional potential.

Outside, a shaded garden and a recently built wooden terrace above small sheds offer open views

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: 1343 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

At the heart of a charming old village dominated by its 12th–16th century church, just 4 km from shops, an old stone house (partly 15th century) with a sunny terrace and a shaded garden, comprising:

Ground floor

- Entrance/living room/kitchen of 28 m²: fireplace with Godin wood stove, exposed beams and stone, tiled floor, French door to terrace/courtyard. Reversible air/air air conditioning.
- A few steps up to the living room of 27 m² with open fireplace, exposed beams and stone, tiled floor, French door to terrace. Reversible air/air air conditioning.

Upstairs

- Bright landing thanks to its beautiful 15th-century mullioned window with window seat. Staircase to the attic.
- Bedroom 1 of 8.5 m², with closets
- Bedroom 2 of 10.5 m²
- Bedroom 3 of 19 m² with exposed beams and large closet
- Bathroom of 7 m² with bathtub, sink, WC, space for washing machine, towel dryer

Recent electric convectors in all rooms.

Attic

- 29 m² attic, convertible, roof with flat tiles redone in 2011 with triple-layer insulation and 2 skylights.

Outbuildings and annexes

- Two small sheds/cellars with an old door opening onto the alley
- Wooden terrace of 25 m², southwest-facing, with nice views over the countryside and village roofs
- 19th-century bread oven attic of about 20 m² to renovate, on two levels, with vaulted brick oven in good condition: exterior access, great additional potential