

## Peaceful Country Retreat with Stunning Views near Brive Airport



## INFORMATION

Town:	Gignac
Department:	Lot
Bed:	3
Bath:	1
Floor:	93 m <sup>2</sup>
Plot Size:	3320 m <sup>2</sup>

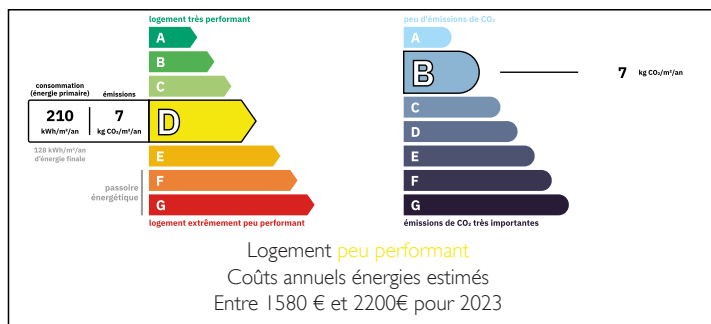
## IN BRIEF

Located just 5 min from Gignac and 20 min from Souillac and from Brive Airport, in a peaceful setting on the edge of a charming hamlet in the Lot region, this turnkey house is ready for your holidays and to welcome your family.

Surrounded by a beautiful wooded park, the house enjoys stunning views over the rolling countryside. You have numerous hiking trails all around, with no noise, no traffic — only deers and birds. The living room, kitchen/dining room, and the ground-floor bedroom (with office/dressing room) all have direct access to the terrace and pergola. Upstairs, in the converted attic space, there are 2 further large bedrooms. The layout is highly flexible, as the property can accommodate up to 4 bedrooms if required.

The house is easy to live in, well insulated under the roof, and requires no major...

## 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

In absolute peace and quiet, just 5 minutes from Gignac, in a small hamlet with no close neighbours and no overlooking properties, enjoying beautiful hill views in a wooded natural environment with hiking trails nearby.

- Souillac: 20 minutes
- Cressensac: 12 minutes
- A20 motorway: 15 minutes
- Brive-Souillac Airport: 20 minutes
- Brive-la-Gaillarde: 30 minutes

Residential house arranged over 2 levels comprising, on the ground floor: a living room with wood-burning stove, dining room with open-plan kitchen, utility area, shower room with WC, office (or dressing room), and bedroom with direct access to the outdoor terrace.

Upstairs, in the attic space: 2 bedrooms and landing.

Beautiful landscaped garden, plus an additional plot with truffle oak trees; garden sheds.

APPROXIMATE FLOOR AREAS (approximately 110 sq m total floor space)

- Kitchen / Dining room: 16.75 sq m
- Living room: 27 sq m
- Utility area: 4 sq m
- Shower room-WC: 3.25 sq m
- Office / Dressing room: 9.80 sq m
- Bedroom: 11.85 sq m

Upstairs (attic space)

- Bedroom 2: 12.25 sq m
- Landing: 6.65 sq m
- Bedroom 3: 18 sq m

TECHNICAL FEATURES

- Double glazing throughout
- Electric convector heating and wood-burning stove

## LOCAL TAXES

Taxe foncière: **623 EUR**

Taxe habitation: **EUR**

## NOTES