

## Large family house with 6 bedrooms, large plot of land in the heart of Gourdon



## INFORMATION

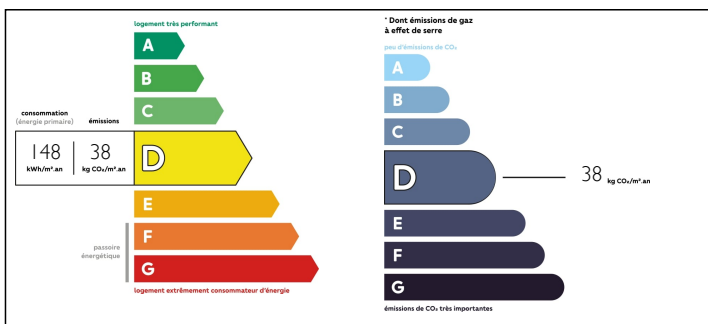
Town:	Gourdon
Department:	Lot
Bed:	6
Bath:	2
Floor:	244 m2
Plot Size:	6067 m2



## IN BRIEF

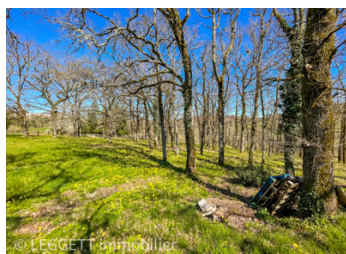
House of 244 m2 built in the 1980's on huge basement. Structure in perfect condition, stones, hourdi floor, the house offers on two level more than 120 m2 each. ON the ground floor, large living space with living room / dining room / kitchen which gives onto a beautiful terrace overlooking the land, the woods. Also on the ground floor three nice bedrooms with cupboard, bathroom, independant WC. Upstairs, also on 120 m2, a very large landing serves 3 large bedrooms, one of which has a water point (shower room possible), shower room-WC. It's a very nice and large family house of 244 m2 habitable + 120 m2 of basement with a fenced garden of more than 6000 m2. The house will need a good refreshment (wallpaper, paintings, kitchen and bathrooms) and some works to bring it up to standard (electrical panel). The price takes into account the works, but it...

## 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.



## LOCAL TAXES

**Taxe foncière: 4127 EUR**

## NOTES

## DESCRIPTION

In detail :

SURFACES (approximate)

- entrance hall : 15,30 m<sup>2</sup>
- L-shaped living room: 38 m<sup>2</sup>, open to dining room and kitchen
- Kitchen - Dining room: 21,50 m<sup>2</sup>, with access to terrace.
- bedroom 1 : 9,50 m<sup>2</sup>
- Bathroom : 8,45 m<sup>2</sup>
- WC
- bedroom 2 : 12,35 m<sup>2</sup>
- bedroom 3 : 16,15 m<sup>2</sup>

1st Floor

- Landing : 24 m<sup>2</sup>
- room 4 (on the floor) : 30 m<sup>2</sup>
- room 5 (on the floor) : 24 m<sup>2</sup>
- Room 6 (on the floor) : 30 m<sup>2</sup> with shower room
- shower room-WC : 9,30 m<sup>2</sup>

BASEMENT : 120 m<sup>2</sup>

- garage for 2 cars
- storeroom, laundry, boiler room
- 2 cellars,
- Workshop space
- wood shed

TECHNICAL SIDE

- Gas central heating by radiators
- Wooden insert in the living room
- Numerous windows and window doors: old double glazing, wood joinery;
- Wooden shutters
- Beautiful services, beautiful structure: beams, stones, floor tiles, roof in perfect floor;
- Finishes and refreshment
- possibility of additional shower room in bedroom
- Land of more than 6000 m<sup>2</sup> with some wood
- Fiber optic possible