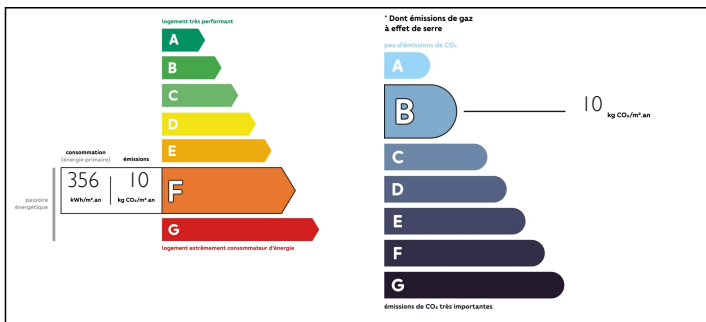


3-bedrooms lovely cottage , converted barn, large garage, peaceful countryside around Gourdon



## ENERGY - DPE



## INFORMATION

Town:	Frayssinet
Department:	Lot
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	6650 m2

## IN BRIEF

On the heights of a small village, in the rolling, wooded countryside of the Causses, this pretty house and its outbuildings will delight you for your vacations. The house is built of stone, over a cellar: under the roughcast, you'll find the beautiful stone of the Lot. There's a large master suite on the ground floor, and the kitchen opens onto a terrace overlooking the grounds. It's very quiet! Upstairs, you'll find a large dormitory bedroom, a small bedroom and a shower room-WC. Plus: at the far end of the grounds, the barn has been converted into a 26 m2 bedroom-office. It's easy to install sanitary facilities or a small kitchenette to make it completely self-contained. There's also a large garage of over 40 m2 for 2 cars. All in good condition; central heating with 2017 pellet-fired boiler; land suitable for swimming pool; no work required: just decorate to suit your taste. Very quiet...

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: **992 EUR**

## NOTES

## DESCRIPTION

### TECHNICAL DATA

#### Surfaces (approximate)

##### Ground floor

- Entrance: 4.00 m2
- Kitchen : 19 m2
- Living room: 19.50 m2
- Bedroom 1: 20.50 m2
- bathroom-WC: 5 m2
- Cellar: 50 m2
- Front terrace: 20 m2
- Rear terrace: 15 m2

##### First floor

- Clearing/storage: 6.00 m2
- Sdd-WC: 7.50 m2
- Bedroom 2 (ground floor): 28 m2
- Bedroom 3 (ground floor): 9.80 m2

### OUTBUILDINGS

- Barn - bedroom 4: 26.50 m2
- Garage 2 electric doors, 2 car spaces: 43 m2

### TECHNICAL DATA

- 2017 pellet boiler; central heating
- single-glazed
- electricity in 2003
- mains drainage
- optical fiber
- wooden terrace 2019
- possibility to build a swimming pool

### LOCATION

- Frayssinet: very peaceful setting, few distant neighbors in this small hamlet and no vis-à-vis
- Gourdon, 15 minutes away: schools, collège, lycée, hospital and SNCF train station (Paris-Toulouse line)
- A20 freeway: 10 minutes away
- Labastide Murat: schools, shops and all services: 10 minutes
- Saint Germain du Bel-Air: schools, shops and all services: 5 minutes