



Ref : 9812LRC

Character property in a quiet location with views and spacious guest house

Area **Gourdon**



Habitable : 280 m²



Usable : 310 m²



Land : 4 178 m²

500 000 €

Luxurious residence for sale Lot. Charming and characterful property close to Gourdon, in a quiet location, overlooking the countryside, comprising 2 separate dwellings and a 30 m² stone shelter in a landscaped park of 4178m² in a dominant position.

IN SUMMARY

Rooms : 10
Bedrooms : 5
Bathrooms : 3

Swimming pool : no
Garage place : nc
Parking space : 5
Outbuildings : yes



Fuel and Electricity



Fiber

Advantages : Restored with charm and authenticity | Quiet location in a dominant position

SERVICES



1st Shops : 15 mn



All shops : 15 mn



Health : 15 mn



Kindergarten : 15 mn

Elementary : 15 mn

Middle School : 15 mn

High school : 15 mn



15 mn



40 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 358,00 kWh/m².an

Estimation des émissions 84,00 kg éqCO₂/m².an



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DESCRIPTION

The main house

Ground Floor

Living room 37 m²

Kitchen 21 m² equipped

First floor

Living room 1 - 37 m² with wood stove in inglenook fireplace, stone sink

Living room 2 - 21 m² with fireplace

WC/hand bathroom sink

Second floor

Bedroom 1 - 14.20 m² en suite with shower/sink

Bedroom 2 - 27 m² with bathroom

Guest house on 2 levels on garden level

Level 1

Living room 90 m²

WC/hand wash basin

Laundry/storage room

Level 2

Large hall/living room 22 m² with separate WC

Bedroom 3 - 17 m²

Bedroom 4 - 17,70 m²

Bedroom 5 - 15 m²

Bathroom 4,80 m²

Stone outbuilding (former pigsty) 30 m² divided into five stone boxes on a landscaped park in a dominant position.

Are you interested ?



Marie

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