MAISONS & CHATEAUX



Ref: 9812LRC

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

Area Gourdon

公 Usable: Habitable: 280 m² 310 m² O 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.



Rooms: 10 Swimming pool: no Bedrooms: 5 Garage place : nc Bathrooms: 3 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

Middle School: 15 mn Kindergarten: 15 mn Elementary: 15 mn High school: 15 mn

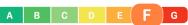
15 mn 40 mn 60 mn

ENERGY INFORMATION

Consommation conventionnelle 358,00 kWhep/m².an

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









DESCRIPTION

The main house Ground Floor Living room 37 m² Kitchen 21 m² equipped

First floor

Living room 1 - 37 m 2 with wood stove in inglenook fireplace, stone sink Living room 2 - 21 m 2 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.

