



Ref : 9807MDB

Architectural house on landscaped park, closed with private drilling.

Area **Gourdon**



Habitable : 352 m²



Usable : 456 m²



Land : 1,6 Ha

763 000 €

Luxurious residence for sale Lot. Large recent property, on 1,5 Ha of closed landscaped park with private drilling of drinking water. The main house of neo-provençal style offers 281.40 m² of living space with a large living room of 70 m², with fireplace, a recent equipped and fitted kitchen, 4 bedrooms including 2 en suite, an independent en suite bedroom, a guest house of 71.70 m² on the same level, with large living room of 45 m², equipped and fitted kitchen, 2 bedrooms, shower room. The park is fully enclosed, lined with hedges to protect privacy, a space inspired by Japanese gardens including a pond with automated filtration system for fish, several terraces, heated pool, bread oven, garage and storage shed. A comfortable property, well-equipped, underfloor heating, heat pump, automated shutters, remote controlled gate with intercom... Close to a small town with all shops and services, college, high school, train station.

IN SUMMARY

Rooms : 13
Bedrooms : 7
Bathrooms : 4

Swimming pool : yes
Garage place : 1
Parking space : 4
Outbuildings : yes



Heat pump



Source
Pond



Fiber

Advantages : Drinkable spring water | close to tourist towns

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 5 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 5 mn

High school : 5 mn



5 mn



20 mn



50 mn



ENERGY INFORMATION

Consommation conventionnelle 105,00 kWh/m².an

Estimation des émissions 3,00 kg éqCO2/m².an

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— DESCRIPTION

The main house 281.40 m²

Garden level :

Entrance hall 11,80 m².

WC with hand wash basin 5,40 m².

Living room, dining room 70,50 m².

3 Large bay windows on terrace side swimming pool, fireplace with open and closed hearth

Office 15 m²

Open kitchen 15,80 m²,

equipped and arranged, bay window on terrace

Covered bioclimatic terrace 25 m², automatic closing in case of rain

automatic closing in case of rain, windbreak on 3 sides

Back kitchen 7,50 m²

fitted out in secondary kitchen, electric hot water tank

Doors leading to the outside and the storeroom

Direct access by vehicle by a tarred passage at the back of the house

Cellar - laundry 14 m²

Access to the garage and to the back kitchen, two windows

Garage

Remote control door

Night side :

Clearance 5,50 m²

with dressing cupboards, access to the staircase and night space

Bedroom 1 en suite 13.10 m²

shower room 5.40 m²

Parental space 24.55 m²

Bedroom 2 - 16.15 m² (16.15 m²)

Bay window on the pool side terrace

Shower room 9,60 m² with

French window on garden

Dressing room 6,40 m²

Independent WC 2 m², window

suspended toilet, a window, wash-hand basin

Guest room

Accessible from the outside on the pool side or garden side

Entrance

Room 17,60 m², bathroom

Shower room 3 m²

Hot water by cumulus, electric heating

On the first floor :

Landing 10.40 m², with a fireplace

Room 3 - 13,63 m²

Bedroom 4 - 15,78 m²

Big cupboards

Bathroom 8,27 m² with

bathtub, double bathroom sink

Separate toilet 2,15 m².

In the basement :

Boiler room 20 m², Hitachi heat pump

heat pump Hitachi, hot water by electric cumulus

Room 29 m² with

giving on wine cellar

Guest house on the same level 71.70 m²

Entrance 4,25 m²

Living room with open kitchen 45,46 m²

2 large bay windows on terrace,

Equipped and fitted kitchen, a wood stove,

Room 5 12,24 m²

Water room 5,20 m²

shower and bathroom sink furniture

Room 6 11 m², WC

WC 2,44 m²

Laundry, storeroom 13,31 m²

with electric cumulus

Wooden terrace 18 m²

Bread oven 18,60 m²

used as summer kitchen, inglenook fireplace,

Garage 25 m²

2 electric doors with remote control

Swimming pool 5 X 10 m²

Liner, salt filtration, heated by heat pump, remote controlled electric curtain

Large tiled beach around

Comfort of the property:

Main house:

Built on crawl space

Cumulus for the kitchen

Underfloor heating and hot water : Hitachi Air/water heat pump 7 years

Double glazing

Fireplace 2 possibilities : open or closed type wood stove

Drinking water supply for the whole property

Electric shutters on the ground floor

Guest house:

Electric radiant heating

Wood stove

Cumulus for hot water

Double glazing and electric shutters

Sanitation 2 septic tanks to standards

Electric gate

Automatic watering throughout the park

Are you interested ?



Marie

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