



Ref : 9591CHG

Beautiful restored property, non isolated country side, very charming

📍 Area **Gourdon**



Habitable : **230 m²**



Usable : **235 m²**



Land : **1,9 Ha**

612 000 €

Luxurious residence for sale Lot. In a village with first services, former post house from 1695 full of charm and authenticity. The entrance of the property is done by a beautiful stone gate with grid. The house is composed of 2 buildings which can communicate, a main house of 230 m² with a central doveote entirely restored and an adjoining quercynoise house requiring some finishing works, the whole offering 310 m² of living space. In dependence, an artist's studio which could become a guest house or a gite, next to it, a beautiful covered terrace. At 10 mn from all shops and services. The whole set on 8400 m² of closed park bordered by a stream. A lot of charm.

IN SUMMARY

Rooms : 10
Bedrooms : 4
Bathrooms : 2

Swimming pool : no
Garage place : 10
Parking space : 10
Outbuildings : yes

🔥 Fuel
📶 Adsl

Advantages : Very charming, authenticity | Very good condition, possibility on 2 independant livingspaces

SERVICES



1st Shops : Nearby



All shops : 10 mn



Health : 10 mn



Elementary : 10 mn

Middle School : 10 mn

High school : 10 mn



10 mn



20 mn



46 mn

ENERGY INFORMATION

Consommation conventionnelle 108,00 kWh/m².an

Estimation des émissions 27,00 kg éqCO2/m².an



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— DESCRIPTION

Entrance : 8 m² terra cotta tiles

Stone stairs rampe sur rampe leading to first floor level

Kitchen : 26 m², fully equipped, wooden open fire place with cupboards Regency period, balcony, tiles

Living room : 27 m², wooden open fire place, terra cotta tiles, stone sink

Boudoir : 7 m²

Toilet with hand wash

Dining room (or bedroom) : 30 m², stone open fire place

Study (or bathroom) : 13 m²

Stone stairs rampe sur rampe leading to second floor level

Landing 7 m² old terra cotta tiles

Shower room : 5 m², shower, wash basin, toilettes

Bedroom 1 : 11 m²

Bedroom 2 : 19 m²

Bedroom 3 : 13 m², with shower room 6 m² en suite, shower, wash basin, toilet

Third level Pigeonnier : 16 m² wooden floors

Garden level:

Laundry/utility room : 30 m²

Summer kitchen/cellar : 52 m²

Wine cellar 13 m²

Cellar 61 m²

Double glazing

Oil central heating, Viessmann boiler

Water softener

Alarm

80 m² split on 2 levels could be converted and accessible from the main house (main renovation work already done)

Well

Sprinkler system for the garden

Very bright artiste atelier or guest house : 35 m²

Toilet

Sink

Tiles

1,1ha nonattached wood land included

Very beautiful authentic lotoise property from 1695 with central Pigeonnier and main entrance by Bolet. Lots of charm with high quality renovation. Set on 8419 m² of parkland bordered by a small river. Unique...

Are you interested ?



Marie

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