Ref : **9724MDB**

Comfortable, recently built country house near Gourdon.

📍 Area **Gourdon**

📖 Habitable : 196 m²	🏠 Usable : 246 m²	🌳 Land : 1 Ha	**295 000 €**

Country house for sale Lot. Recently built, comfortable, bright and quiet country house with large living room, five bedrooms, swimming pool and outbuilding on 1 hectare of wooded grounds near Gourdon, a tourist town.

— IN SUMMARY

Rooms : 7	Swimming pool : yes	〰 Wood and Fuel
Bedrooms : 5	Garage place : 1	
Bathrooms : 2	Parking space : nc	📶 Adsl
	Outbuildings : yes	Fiber

Advantages : in the quiet | flat terrain

— SERVICES

🏪 1st Shops : 5 mn	🛒 All shops : 20 mn	Ⓗ Health : 30 mn	
🧎 Kindergarten : 5 mn	Elementary : 10 mn	Middle School : 20 mn	High school : 20 mn

🚆 20 mn	🚇 30 mn	✈ 20 mn	🚁 60 mn

— ENERGY INFORMATION

Consommation conventionnelle 144,00 kWhep/m².an

A	B	C	D	E	F	G

Estimation des émissions 25,00 kg éqCO2/m².an

A	B	C	D	E	F	G

▬ DESCRIPTION

Ground floor: double glazing throughout

Entrance/living room 64m² with chestnut parquet floor, aluminium windows, electric shutters and access to the south/west facing wooden terrace 40m².

Fitted and equipped kitchen of 18m² with double windows and cellar of 4m² containing the 200 litre water heater and the Zaegel Held oil boiler

3,50m² hallway leading to the bedrooms
Shower room 2,20m² with VMC
Washbasin and separate WC 4,20m².

Bedroom1- 11,20m² floor area, attic, window and carpeted floor
Bedroom2- 9,60m², attic, window and carpeted floor

First floor: chestnut parquet flooring and double glazing throughout

L-shaped hallway 22,30m², 1 window

Bedroom3- 20,40m², 2 windows
Bedroom4- attic 15,90m², 2 windows
Bedroom5- attic 15,90m² floor area, 2 windows
Bathroom 7,90m², 1 window and separate WC

Outbuilding 50m², concrete floor with garage and workshop
Swimming pool 4X8 with chlorine, made in 2005 with stone paving

Park of 1 hectare with fruit trees: fig tree, apple tree, pear tree and entrance to the property on a plane tree avenue
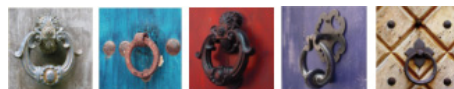
Are you interested ?

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