



## Price Reduced: 4 Bedroom Restored Country Property,

46300, Gourdon, Lot, Occitanie

\* For Sale \* 4 Beds \* 1 Bath

Restored 4 bedroom country property with outbuildings, views and 8508 m2 of land.

# €298,920

Ref: L3742

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**French Entrée** 

## Property Description

This property is located at the edge of a hamlet, just outside a small village and north of Gourdon. Gourdon has a large variety of facilities including schools, shops, restaurants banks and a railway station.

### Summary

Restored 4 bedroom country property with outbuildings, views and 8508 m<sup>2</sup> of land.

### Full Description

About 137m<sup>2</sup> of habitable living space

Sitting room

Kitchen/Dining room

Master bedroom with en suite bathroom

2 further bedrooms

Study/Possible 4th bedroom

Family bathroom

Shower room/WC

#### Main Floor:

Tiled flooring throughout, entrance into the sitting room (6.60m x 5.05m) with open fireplace and French doors onto covered terrace (10m x 2.90m). Bedroom 1 (4.35m x 3.20m) with en suite bathroom (3.30m x 1.90m) with bath, washbasin and WC. Walk in airing cupboard. Small office/Occasional bedroom (2.50m x 2m).

#### Top Floor:

Landing, tiled flooring throughout, bedroom 2 (4m x 4m), bedroom 3 (4m x 3m), bathroom (2.20m x 1.90m) with bath, washbasin and WC.

#### Garden Floor:

Open plan kitchen/dining room (9.45m x 4.50m) with fitted kitchen units, tiled floor, pantry, utility cupboard, shower room with shower and WC. French doors to the terrace and garden.

Underfloor electric heating via a heat pump.

New septic tank installed in 2003.

### Outside

#### OUTBUILDINGS:

Stone Barn 13.30m x 3.80m

Stone Barn/Former pig-sty lying at right angles to the main barn.

#### LAND:

There is a total of about 8508 m<sup>2</sup> of grassland around the property and some woodland.



