



3 Bedroom House,

46300, Gourdon, Lot, Occitanie

* Available * 3 Beds * 1 Bath

Charming old stone built house, well restored, with outbuildings, attractive garden and swimming-pool.

€258,000

Ref: L3987

Property Description

Situated in the LOT, north of the town of Gourdon, in a hamlet setting, this charming C19 house is in excellent order with a total of about 123 m² of habitable accommodation dispersed amongst the main house on 3 levels and a small studio/office in one of the outbuildings.

Summary

Charming old stone built house, well restored, with outbuildings, attractive garden and swimming-pool.

Full Description

Main house with living accommodation of about 110 m². plus studio/office of 12.8 m².

Living room/kitchen

3 bedrooms

Bathroom/WC

Shower room/WC

2 terraces

arranged as follows :

MAIN FLOOR - approached via a covered terrace - (4.90m x 2.00m = 9.80 m²) leading into open plan Living room / kitchen and bathroom - (9.64m x 5.21m = 50.22 m² overall) with large fireplace and wood burner, door to raised balcony/sun terrace - (5.50m x 2.70m = 14.85 m²) ; tiled bathroom with bath, washbasin and WC - (about 3,12 m²).
Stairs up to:

FIRST FLOOR with Bedroom 2 - (4.14m x 3.00m = 12.42 m²), Bedroom 3 - (3.00m x 2.80m = 8.40 m²).

LOWER GROUND FLOOR - (8,44m x 4,57m = 38,64 m² in total) with Master bedroom - (6.36m x 4.58m = 29.13 m²) with ornamental fireplace and door to garden. En suite Shower Room/ WC - (about 6,5 m²) off which is a small utility room with boiler.

Oil-fired Central heating.

Outside

STUDIO/OFFICE (4.19m x 3.06m = 12.82 m²) a separate stone building with mezzanine level and enclosed terrace. Planning permission for an extension to make a small guest house.

GARAGE (8.50m x 5.86) - partly open-sided stone built barn for garaging and storage space

LAND

about 2203m² (just over 1/2 acre) of fenced and gated garden.

Swimming Pool 10m x 5m with roman end + wooden garden shed with pool equipment.

