



1 Bedroom Gite Business,

46300, Gourdon, Lot, Occitanie

* Available * 1 Bed * 1 Bath

Attractive renovated house with separate rental cottage, garden and 2 swimming pools.

€314,800

Ref: L3988

Property Description

Close to the medieval town of Gourdon in the Bouriane region, in a rural location.

Summary

Attractive renovated house with separate rental cottage, garden and 2 swimming pools.

Full Description

MAIN HOUSE (about 107 m²):

Ground floor :

Entrance lobby - (1,86m x 1,63m = 3,03 m²) with separate WC

Kitchen/dining room - 21,45 m² with Clavière fitted kitchen

Doors to covered terrace. Access to garden and pool.

Upper ground floor :

Living room - (6,76m x 4,95m = 33,46 m²) with fireplace and solid oak floor.

Stairs on up to bedroom 1 - (4,50m x 3,50m = 15,75 m²) with en suite shower/WC

Stairs on up to -

First floor :

Family bathroom/WC with bath + shower - (2,50m x 2,42m = 6,05 m²)

Bedroom 2 - (3,50m x 3,00m = 10,50 m²)

Cellar - (6,50m x 4,85m = 31,53 m²) with hot water cylinder + oil-fired central heating boiler

Adjoining studio room - (5,0m x 3,30m = 16,50 m²)

Oil-fired central heating

Septic tank

COTTAGE / GITE (about 72 m²)

Ground floor :

Entrance - (3,22m x 1,65m = 5,31 m²)

Bedroom 1 - (4,00m x 3,17m = 12,68 m²) with en suite shower/WC

Bedroom 2 - (5,67m x 2,84m = 16,10 m²) with en suite shower/WC

First floor :

Living / kitchen - (6,53m x 5,83m = 38,07 m²)

Outside

Wood workshop - (4,67m x 3,65m = 17m²) with concrete floor

Main house swimming pool - 10m x 4m

Cottage swimming pool - 8m x 4m

Land of about 1ha 10a 40ca of garden (field and woodland)

