



Impressive 6 Bed Maison de Maître in the Lot,

46300, Gourdon, Lot, Occitanie

€625,000

Ref: L4966

* For Sale * 6 Beds * 5 Baths

An impressive 'maison de maitre' situated just on the outskirts of a village, with a substantial barn, unrestored bread oven building, beautiful swimming pool and about 4.3 hectares (10 acres) of land

Property Description

Within 10 minutes of the medieval town of Gourdon (with hospital and railway station) and dominating an attractive village with a restaurant, lake and primary school.

A flight of steps leads up to the Main Floor:

Living room - (6,00m x 8,15m = 45,68m²) with fireplace, tiled floor, exposed beams and stone walls with original stone arched feature.

Kitchen / Dining room - (5,60m x 5,40m = 30,27 m²) with walk-in pantry, island unit, granite work tops, gas-fired Aga oven and door to a delightful wisteria-covered outside dining terrace (8,00m x 4,00m = 32m²) overlooking the village below.

Small Sitting Room/TV room (off kitchen) - (4,50m x 3,90m = 17,68 m²) with views over the village and lake.

Bedroom 1/Office - (4,35m x 3,74m = 16,3m²)

Utility laundry room/Shower room - (3,85m x 2,88m = 11,11 m²).

WC with wash hand basin (about 2,00m²)

Oak staircase from Living room to First floor :

Landing with linen cupboard (about 9,50m²)

Bedroom 2 + ensuite shower room/WC - (5,00m x 4,20m = 21m²) with great views of the lake.

Bedroom 3 - (4,73m x 4,26m = 20m²) with ensuite bathroom/WC - (3,40m x 3,40m = 11,50m²).

Bedroom 4 - (2,70m x 1,10m = 11m²) with views of lake and village

Master bedroom - (5,81m x 5,56m = 32,33m²) with spacious en suite Bath and Shower Room (4,20m x 3,60m = 15,40m²), separate WC - (2,00m²) and walk in dressing room (about 3,00m²).

Oak stairs up to Second floor :

Cinema or games room - (6,33m x 4,66m = 29,50m²)

Bedroom 6 - (3,90m x 3,12m = 12,25m²)

Shower room / WC - (4,00m²)

Convertible Attic space - (8,15m x 6,43m = 52,50m²).

3 Cellar areas - (13,76m x 10,19m = 140m² overall) linked to the main floor via a staircase and with double doors to the garden. Workshop/storage/boiler room.

Oil-fired Central Heating (Buderus boiler)

Underfloor heating on First Floor.

Oak flooring in the bedrooms

Outside

Heated swimming pool (about 10m x 4m) and landscaped pool terrace

Substantial stone barn - (37,00m x 7,50m = 277,50m²) split into 6 sections and with the potential to double the surface area indicated at first floor level. Partly re-roofed in 2015.

Hangar attached to the back of the barn

Bread Oven House

Unrestored stone building with Bread Oven - (32m²)

Well with pump providing water for the automatic watering system.

LAND of about 4.30 hectares (about 10 acres) including landscaped garden, orchard, vegetable garden, and fields.

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