



Semi-detached stone-built village house with large stone barn and garden.,

46300, Gourdon, Lot, Occitanie

* Under Offer * 2 Beds * 1 Bath

Entrance via an outdoor terrace shaded by a wisteria, in front of the house and the front door. You enter directly into the large living room (7.48 x 5.32 m = 39.8 m²) with fireplace, tiled floor and ...

€169,600

Ref: L5181

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French Entrée 

Property Description

Entrance via an outdoor terrace shaded by a wisteria, in front of the house and the front door.

You enter directly into the large living room (7.48 x 5.32 m = 39.8 m²) with fireplace, tiled floor and a staircase leading upstairs. The Kitchen part (4.76 x 4.7m = 22.37 m²) with a cupboard with electric heater and a door to the garden. Bathroom (4m x 2.10m = 8.4 m²) with sink and plumbing for a washing machine. Door to the boiler room with an Easypell wood pellet boiler (almost new) which also heats the water.

First floor: Landing (5.84m x 1.62m = 9.46 m²) Separate WC (2 m²) Bedroom 1 (13 m²) Bedroom 2 (3.54 x 4.2m = 14.87 m²) with hatch to the attic. Large living room (7.75mx 3.92m = 30.38 m²) with fireplace and with access to the converted roofspace with 2 V-lux windows, insulated and finished in plasterboard ready to paint (approx 6.7 m long x 3 m wide)

Double glazing on the ground floor. Single glazing upstairs

Heating and hot water: wood pellet boiler and an additional electric hot water cylinder.

OUTBUILDINGS

Open-ended shed adjoining the stone barn - 17m x 4.6m accessible for cars and storage,

A large stone barn: approximately 7m x 18m, on 2 levels, and with a fireplace. Access through openings from the street.

Outdoor wooden terrace and garden planted with various species of trees and plants, a wooden path and a terrace area surrounded by vegetation.

Land of 793 m² (ground and garden)



