



Characterful house with large outbuildings, garden, swimming pool and wooded grounds of 10.7ha.,

€540,800

Ref: L7127

46300, Gourdon, Lot, Occitanie

* Available * 4 Beds * 2 Baths

In a peaceful private setting, the property looks over its beautiful landscaped garden with lavender beds and a park with a variety of trees, a lake and woods. The large barns offer numerous possibilities ...

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French Entrée 

Property Description

In a peaceful private setting, the property looks over its beautiful landscaped garden with lavender beds and a park with a variety of trees, a lake and woods. The large barns offer numerous possibilities depending on your project.

House - Living area of 256 m²

Large covered terrace of 26 m². Veranda (8.5 m²) leading to the Kitchen (Joëlle Perrier) (17 m²) with fitted cupboards and marble worktops. Separate WC (1.65 m²). Boiler room with oil-fired central heating.

Living room (37 m²) with beautiful stone fireplace and wood burning stove, 2 French windows opening onto the terrace, tiled floor, and exposed stone walls.

Dining room (16.25 m²) with tiled floor Entrance hall (6 m²) with cupboard.

Living room/bedroom 1 (23.5 m²) with a wood burner and door to the outside.

Bathroom /WC (6.4 m²) Shower room/ laundry room (4.5 m²) and door opening onto the garden

A staircase goes up from the living room to the first floor:

Landing/study (17 m²) Bedroom 2 (20.8 m²) with private bathroom/WC (10.3 m²)

Office (20 m²) with large stone fireplace

Landing at the top of a fine stone staircase (9.2 m²) with views over the garden.

Bedroom 3 (24 m²) with a staircase leading into the top of the dovecote with shower room/WC (6.35 m²)

Second Floor: Renovated and insulated attic comprising: Games room or bedroom (15 m²) and 2 further rooms (8.5 m² and 10 m²)

Double glazing / Oil-fired heating / Septic tank

STONE-BUILT BARN (17m x 7.3 m = 124 m² on 2 levels) with workshop, wine cellar, and pool pump room.

BARN 2 (54 m²) with recent roof

Attached car port or shed (7.3 x 6.2m = 45 m²)

Garage 1 (18 m²) with a workshop/room upstairs (14.25 m²)

Garage 2 (6m x 4.5 m = 27 m²)

SWIMMING POOL with pool shelter 12m x 6m.

LAND of 10ha 74a 42ca with a landscaped garden, pond, parkland and woods.

Find information related to the risks to which this property is exposed on the site: <https://www.georisques.gouv.fr/>

Gallery

