

Beautiful stone house in a quiet neighbourhood in Gourdon, with incredible views.



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Gourdon |
| Department: | Lot     |
| Bed:        | 5       |
| Bath:       | 2       |
| Floor:      | 355 m2  |
| Plot Size:  | 1253 m2 |

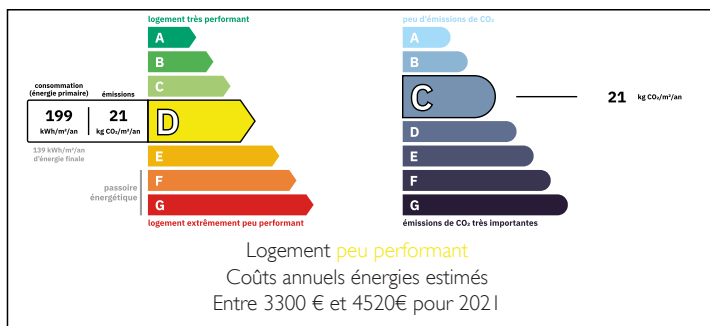
## IN BRIEF

This is a must-visit property! Everything you could possibly want in a townhouse.

It's not every day that a property like this comes on the market.

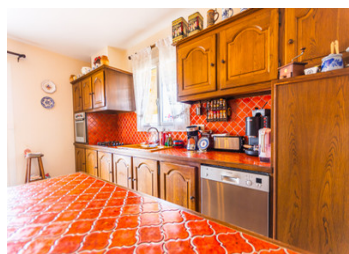
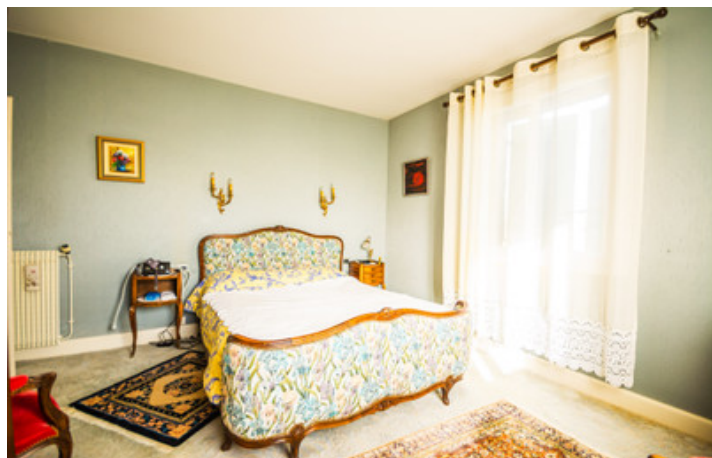


## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This property is an absolute steal. Rarely will you find a property built with such quality and space.

Everything is built using top quality materials and remains in excellent condition. This property has been cared for since the day it was built and it shows.

Every single room in the house is spacious, from the garage all the way to the bedrooms on the top floor.

On the outside, this property has everything you're looking for in a townhouse. A large garden (+1200m<sup>2</sup>) with beautiful flower beds and mature trees. Unique views of the medieval part of Gourdon. Fenced all around with electric gates, you're in your own quiet paradise on the edge of town.

Inside, you'll find a spacious kitchen with doors that open out onto the terrace and beautiful views of the medieval part of Gourdon. There is also a large dining/living room with a beautiful fireplace. There is also a downstairs office space, bathroom and 2 spacious bedrooms.

Upstairs, there are 3 more spacious bedrooms and a bathroom.

Downstairs, there is a billiards room with a lounge area and bar, a garage with plenty of space to park a car and further rooms for storage. There is also a wine cellar.

There is also access to further storage rooms from the outside of the house (pictured).

In terms of business potential, there are two apartments with their own private access and a monthly rental value of 800/pcm in total.

All in all, this property is well worth...

## LOCAL TAXES

**Taxe foncière: 4780 EUR**

## NOTES