

Charming Stone property consisting of 3 Gites with established income in beautiful rural setting near Gourdon



## INFORMATION

Town:	Fajoles
Department:	Lot
Bed:	9
Bath:	5
Floor:	320 m2
Plot Size:	1358 m2



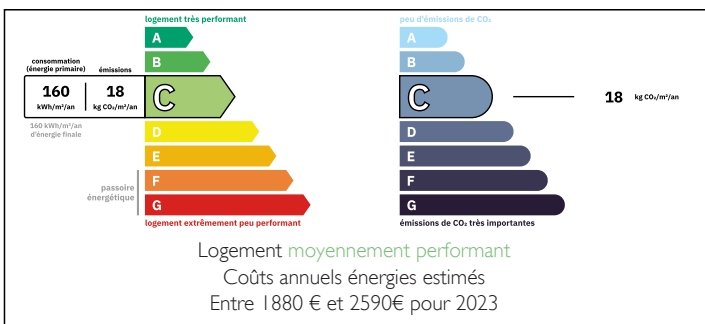
## IN BRIEF

Charming stone farmhouse thoughtfully renovated into three independent properties, each with its own private entrance and garden, set in 1,350m<sup>2</sup> of land, surrounded by beautiful countryside. Located just outside the popular medieval town of Gourdon and close to the Dordogne River.

The two main gîtes (132m<sup>2</sup> and 113m<sup>2</sup>) offer spacious, bright accommodation. On the ground floor, both feature large open-plan kitchen/dining areas opening onto private terraces with BBQ areas and enclosed gardens, along with a separate living room and bathroom. Upstairs are four generous bedrooms and a second bathroom. Finished to a high standard, these modern gîtes are currently rented year-round, providing an excellent rental income.

The third stone property, with its own entrance, is a cosy 59m<sup>2</sup> one-bedroom gîte, offering a kitchen,

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

Beautiful stone property with three independent gîtes in a prime Dordogne location

Ideally positioned between the highly sought-after medieval town of Gourdon and the banks of the Dordogne River, this attractive character stone property enjoys a privileged setting close to many of the region's most renowned tourist destinations.

Currently operated as a successful year-round gîte business, with the owners living in the smaller house, the property offers excellent flexibility. Each dwelling benefits from its own private entrance and enclosed garden, making it equally suitable for rental activity, multi-generational living or a combination of home and income.

## LOCAL TAXES

**Taxe foncière: 2200 EUR**  
**Taxe habitation: EUR**

GÎTE 1 – Total area: 125 m<sup>2</sup>

In very good condition, this spacious and well-laid-out gîte offers comfortable accommodation and attractive outdoor space with a private terrace and enclosed garden.

Ground floor  
Kitchen / dining room: 39 m<sup>2</sup>  
Living room: 21 m<sup>2</sup>  
Shower room: 5.19 m<sup>2</sup>

First floor  
Landing: 4 m<sup>2</sup>  
Bedroom 1: 12 m<sup>2</sup>  
Bedroom 2: 13 m<sup>2</sup>  
Bedroom 3: 10 m<sup>2</sup>  
Bedroom 4: 14 m<sup>2</sup>  
Bathroom: 7 m<sup>2</sup>

GÎTE 2 – Total area: 118 m<sup>2</sup>

Similar in layout and also in very good condition, this second gîte offers bright, generous living spaces, along with its own private terrace and enclosed garden.

Ground floor

## NOTES