

Rare opportunity for stone house, border Dordogne /Lot regions, with 3 bedrooms, garden quiet hamlet (Lot)



## INFORMATION

Town:	Léobard
Department:	Lot
Bed:	3
Bath:	1
Floor:	164 m2
Plot Size:	2546 m2

## IN BRIEF

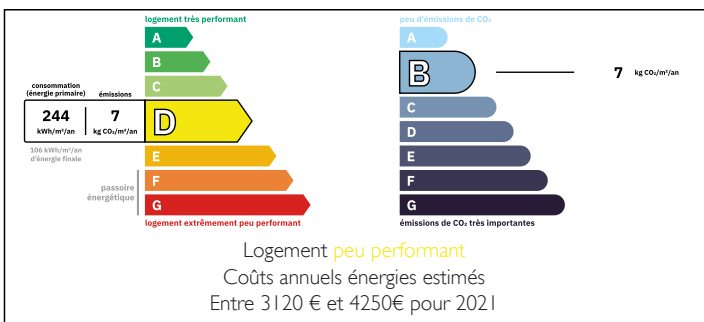
A beautiful, characterful stone house with a slate roof, situated in an exceptional setting in a small hamlet near Gourdon and the Ceou river – ideal for lovers of nature, hiking and river fishing.

This three-storey house offers, on the ground floor, two large, spacious rooms fitted out as a restaurant/pizzeria with a large bread oven and a professional kitchen, an entrance hall and separate access to the garden and outside.

On the living area side, steps lead to a terrace with views; a fitted kitchen opening onto the dining room with a beautiful fireplace, a toilet, and next to it a large living room with an open fireplace, separate external access, and a guest toilet. Upstairs, the converted attic comprises three bedrooms with a shower room and toilet.

Outside, there is a garden with a vegetable patch and outbuildings,...

## 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

Entrance Hall with guest toilets  
Living room with fireplace 33m<sup>2</sup>  
Kitchen/Dining Room 30m<sup>2</sup>  
Toilet  
Door to outdoor terrace  
Upper floor (Converted attic)  
Master bedroom 15m<sup>2</sup>  
Bedroom 2 - 12m<sup>2</sup>  
Bedroom 3 - 9m<sup>2</sup>  
Corridor  
Shower room/wc  
Garden level  
Space set up as an office  
2 Large rooms 80m<sup>2</sup> approx with Fireplace/Bread Oven  
Boiler room  
Cellar  
Outside  
Terrace  
Outbuildings composed of  
Laundry room with toilet 12m<sup>2</sup>  
Garage 32m<sup>2</sup>  
Opportunity to combine purchase with 4 working gites with good revenue stream kindly ask for more details /see link below

## LOCAL TAXES

Taxe foncière: 1000 EUR

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>