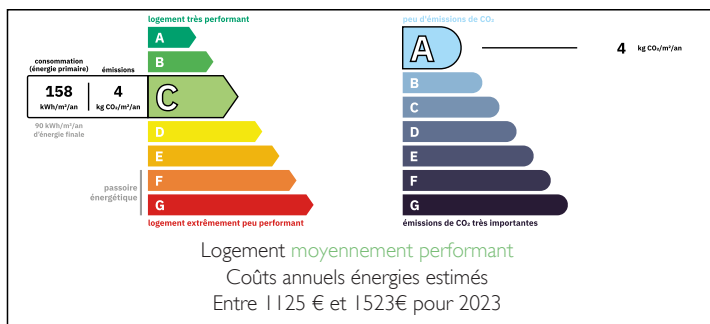


Lot, Gourdon area : Lovely 4-bedrooms stone house, swimming pool, landscaped garden, vegetable patch, garage i



ENERGY - DPE



INFORMATION

Town:	Saint-Projet
Department:	Lot
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	3500 m2

IN BRIEF

Located in a small hamlet 15 min drive from Gourdon, this pretty and large 150 m2 family home ticks all the boxes: 52 m2 of living space includes a spacious living room with stone fireplace, open-plan kitchen, shower room, and a large 30 m2 master ensuite bedroom with direct access to its terrace at the rear of the garden.

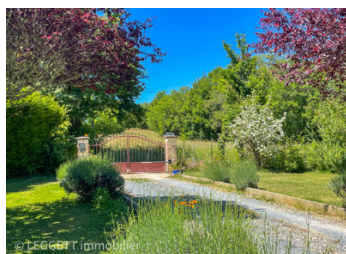
Upstairs, you'll find 3 bedrooms with fitted closets, study, dressing room... No work required, you'll immediately enjoy the magnificent garden and BBQs by the pool.

The 3500 m3 garden is a haven of flowers and trees, with a great vegetable garden. A 9x4 swimming pool and pool house with summer kitchen, pizza oven and sanitary facilities.

Outbuildings include a large 2-car garage, storeroom and mezzanine; there are also several small outbuildings and garden sheds for wood, tools, etc.

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

House with living room, open kitchen 4 bedrooms of approx. 150 m2

Set in a 3500 m2 garden in a small hamlet 15 minutes drive from Gourdon, and 6 Km from Payrac or Le Vigan: 150 m2 family home comprising living room with open kitchen, shower room-WC, ensuite bedroom with shower room; upstairs 3 bedrooms with fitted closets, study, dressing room; swimming pool with pool house / summer kitchen, pizza oven; double garage, shed and garden sheds

Surfaces approx.

Ground floor

- entrance hall
- living room with fireplace and open kitchen: 52 m2
- shower room-WC: 10 m2
- bedroom with shower room-WC, cupboards: 30 m2

First floor :

- landing
- Bedroom 2 (including closets): 11.50 m2
- dressing room
- Bedroom 3 (including closets): 10.80 m2
- Bedroom 4: 24.00 m2
- Study: 7.00 m2

OUTBUILDINGS

- Garage: 51 m2
- pool house with BBQ and sanitary facilities
- shed
- garden sheds
- henhouse
- vegetable garden and orchard, garden sheds

TECHNICAL FEATURES

- electrical panel redone in 2014
- double glazing
- heating: convector heaters, reversible air-conditioning in living room (2023), wood-burning stove

LOCAL TAXES

Taxe habitation: EUR

NOTES