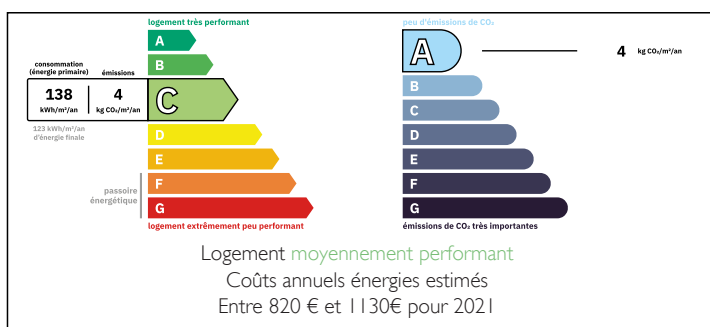


**UNDER OFFER- Spacious house, gîte, pool, barn on a secluded 4 hectare plot in Gourdon area**



## ENERGY - DPE



## INFORMATION

Town:	Cœur de Causse
Department:	Lot
Bed:	4
Bath:	2
Floor:	220 m <sup>2</sup>
Plot Size:	38715 m <sup>2</sup>

## IN BRIEF

You will fall in love with this property if you are looking for a completely secluded home, surrounded by nature. Located 6 km from the nearest shops, in the Causse du Quercy Natural Reserve, I'd be happy to show you this amazing property of approximately 4 hectares.

The main house is a former agricultural building offering a magnificent 60 m<sup>2</sup> living room with kitchen, two bedrooms, and a 75 m<sup>2</sup> covered terrace with an outdoor bar.

You then have the gîte of approximately 80 m<sup>2</sup>, a former stone house typical of the Quercy region: living room, kitchen, bathroom, and two bedrooms upstairs; a small wooden chalet and a barn provide excellent additional potential.

The pool and land overlook the Causse as far as the eye can see: no neighboring houses; the land is

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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

Located at the end of a 2 km gravel track, in the heart of the Causses du Quercy Regional Natural Park, 6 km from the nearest shops and services, you will discover this renovated former farm surrounded by its 4 hectares of land... in the middle of countryside

The main house, about 140 m<sup>2</sup>, is a former agricultural building with an adjoining shed converted into a superb terrace – ideal for hosting family, friends, or celebrating events. You also have a very charming stone house, typical of the Quercy region: the gîte, about 80 m<sup>2</sup>. The large barn of approximately 100 m<sup>2</sup> is attached to the gîte and offers excellent additional potential.

On the land: a swimming pool with views over the meadows, various wooded areas creating different atmospheres; a small chalet for seasonal rentals, a small outbuilding fitted as sanitary facilities... incredible potential for this property. See details below:

## LOCAL TAXES

**Taxe foncière: 1667 EUR**

**Taxe habitation: EUR**

## NOTES

MAIN HOUSE (approximate areas)

- living room/lounge: 60.00 m<sup>2</sup> with wood stove
- mezzanine of approximately 10 m<sup>2</sup>
- open kitchen overlooking the living room (a few steps): 30 m<sup>2</sup>
- bedroom 1: 25 m<sup>2</sup>
- bedroom 2: 12.00 m<sup>2</sup>
- separate WC
- bathroom-WC: 15.00 m<sup>2</sup>
- covered terrace of 75 m<sup>2</sup> with outdoor bar

TECHNICAL:

Main House in need of refreshing

- internal wall insulation
- electric convectors
- double glazing (partial)
- wood stove
  
- non-compliant septic tank