



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7056

• House - Dégagnac •



## DETAILS

**Land surface:** 2909 m<sup>2</sup>

**Number of bedrooms:** 14

**Number of levels:** 1

**Type of heating:** Fuel/Bois/Electrique

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

In the heart of Bourianne, between Cazals and Gourdon, this property in the absolute calm of the countryside will offer you the possibility of a gîte activity, with its 11x5m heated swimming pool, its jacuzzi, on 2909m<sup>2</sup> of flowered and

455 m<sup>2</sup> living

2 909 m<sup>2</sup>

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Price fees included

597 000 €

Agency fees: 4,9 % VAT included\*

Price without fees: 569 000 €

\*The agency fees are entirely at the cost of the purchaser





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## • Description ref n°7056 •

Character has been preserved, such as Lot stone walls, stone sinks, exposed beams and frames.....

The main house consists of an entrance where there is a magnificent staircase which takes us directly into a kitchen of 16.28m<sup>2</sup>, a living room of 45m<sup>2</sup> with its wood stove, then into a bedroom of 14m<sup>2</sup>.

A second floor opens onto a landing of 10m<sup>2</sup> serving two bedrooms of 25.66m<sup>2</sup>, 12.65m<sup>2</sup> each with their own bathroom of 6.60m<sup>2</sup>, and 5.76m<sup>2</sup>.

Oil heating. Private terrace. PVC double glazing.

The first gîte of approximately 117m<sup>2</sup> for 9 people, consists of a living room of 52.88m<sup>2</sup>, a separate entrance, a bathroom of 5.18m<sup>2</sup>. Upstairs are five bedrooms of 7m<sup>2</sup>, 11m<sup>2</sup>, 10.58m<sup>2</sup>, 13.25m<sup>2</sup>, 10.15m<sup>2</sup> with two bathrooms of 4.02m<sup>2</sup> and 3.53m<sup>2</sup>.

Electric heating and wood stove. PVC double glazing.

The second gîte of 65m<sup>2</sup> for 4 people consists of an independent entrance through a bay window (with keyed roller shutter) opening onto a kitchen of 21.34m<sup>2</sup>, a living room with fireplace and wood stove of 18.49m<sup>2</sup>, two bedrooms of 9.21m<sup>2</sup>, 10.36m<sup>2</sup> and a bathroom of 5.32m<sup>2</sup>.

Oil heating (Chappé boiler from 1998 hot water production). Private garden.

The third gîte of 115m<sup>2</sup> for 6 people consists of an entrance of 10.01m<sup>2</sup>, a bedroom with open bathroom of 30.79m<sup>2</sup>, a second bedroom of 12m<sup>2</sup> with a shower room of 6.80m<sup>2</sup>.

Upstairs is a living room with open kitchen of 35.76m<sup>2</sup> and its fireplace with wood stove, opening onto a terrace, a bedroom of 12.70m<sup>2</sup> with a bathroom of 6.23m<sup>2</sup>.

An attic on the second floor is fully convertible over 40m<sup>2</sup>.

The fourth gîte of 25m<sup>2</sup> is a studio for a couple.

It consists of a living room with kitchen of 15.79m<sup>2</sup>, a sleeping area of 5.38m<sup>2</sup> and a bathroom of 1.87m<sup>2</sup>.

Electric heating.

Outbuildings enhance the premises: a laundry room/garage of 61.16m<sup>2</sup> and a games room or garage of 61.53m<sup>2</sup>. One floor covers the entire surface area of these rooms and could be converted into an additional

