



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7056

• House - Dégagnac •



DETAILS

Land surface: 2909 m²

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 2909m² of flowered and

455 m² living

2 909 m²

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://valadie-immobilier.com>

frederique@valadie-immobilier.com

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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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 16.28m², a living room of 45m² with its wood stove, then into a bedroom of 14m².

A second floor opens onto a landing of 10m² serving two bedrooms of 25.66m², 12.65m² each with their own bathroom of 6.60m², and 5.76m².

Oil heating. Private terrace. PVC double glazing.

The first gîte of approximately 117m² for 9 people, consists of a living room of 52.88m², a separate entrance, a bathroom of 5.18m². Upstairs are five bedrooms of 7m², 11m², 10.58m², 13.25m², 10.15m² with two bathrooms of 4.02m² and 3.53m².

Electric heating and wood stove. PVC double glazing.

The second gîte of 65m² for 4 people consists of an independent entrance through a bay window (with keyed roller shutter) opening onto a kitchen of 21.34m², a living room with fireplace and wood stove of 18.49m², two bedrooms of 9.21m², 10.36m² and a bathroom of 5.32m².

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

The third gîte of 115m² for 6 people consists of an entrance of 10.01m², a bedroom with open bathroom of 30.79m², a second bedroom of 12m² with a shower room of 6.80m².

Upstairs is a living room with open kitchen of 35.76m² and its fireplace with wood stove, opening onto a terrace, a bedroom of 12.70m² with a bathroom of 6.23m².

An attic on the second floor is fully convertible over 40m².

The fourth gîte of 25m² is a studio for a couple.

It consists of a living room with kitchen of 15.79m², a sleeping area of 5.38m² and a bathroom of 1.87m².

Electric heating.

Outbuildings enhance the premises: a laundry room/garage of 61.16m² and a games room or garage of 61.53m². One floor covers the entire surface area of these rooms and could be converted into an additional

