



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7634

• House - Gourdon •



DETAILS

Land surface: 61575 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

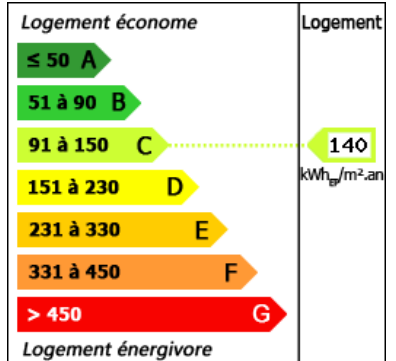
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



In a small hamlet of Bourianne, 10 minutes from Gourdon, this completely renovated property is located on 6 hectares of land.

200 m² living

61 575 m²

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Price fees included

420 000 €

Agency fees: 5 % VAT included*

Price without fees: 400 000 €

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



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A travertine terrace in front of the house welcomes us to enter the house and access the kitchen of 28.08m², then a utility room of 7.50m², and a veranda of 33.92m² with its travertine floor and wood stove, open onto the countryside through its bay windows.

A shower room/bath with spa and a dressing room of 10.86m² is on one level.

On this same level, there is a living room of 54m² with high ceilings, and its fireplace closed by an insert, as well as a mezzanine currently in living room of 22.75m² with built-in cupboards allowing you to hide beds.

One floor leads us to a landing then a corridor serving three bedrooms of 13.88m², 9.71m², 13.93m², one of which has a built-in cupboard, an office of 7.86m² and a bathroom of 5.34m².

Outside, two independent garages with electric doors for one car, a 23.28m² wine cellar built into the rock.

Aluminum double glazing

Compliant septic tank

Oil heating (Vissman boiler) from 2013

Solar cumulus

Lean-to for wood of 12m²

Shelters for animals of 53m² on the ground

