



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7634

• House - Gourdon •



## DETAILS

**Land surface:** 61575 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

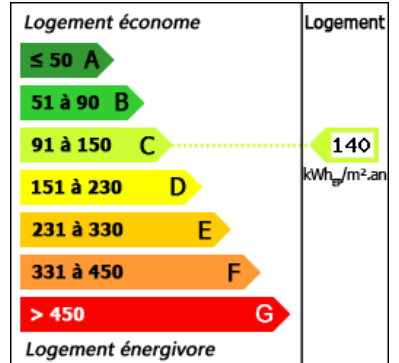
**Swimming pool:** No

**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 m<sup>2</sup> living

61 575 m<sup>2</sup>

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Price fees included

398 000 €

Agency fees: 4,7 % VAT included\*

Price without fees: 380 000 €

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



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## • Description ref n°7634 •

A travertine terrace in front of the house welcomes us to enter the house and access the kitchen of 28.08m<sup>2</sup>, then a utility room of 7.50m<sup>2</sup>, and a veranda of 33.92m<sup>2</sup> 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 10.86m<sup>2</sup> is on one level.

On this same level, there is a living room of 54m<sup>2</sup> with high ceilings, and its fireplace closed by an insert, as well as a mezzanine currently in living room of 22.75m<sup>2</sup> with built-in cupboards allowing you to hide beds.

One floor leads us to a landing then a corridor serving three bedrooms of 13.88m<sup>2</sup>, 9.71m<sup>2</sup>, 13.93m<sup>2</sup>, one of which has a built-in cupboard, an office of 7.86m<sup>2</sup> and a bathroom of 5.34m<sup>2</sup>.

Outside, two independent garages with electric doors for one car, a 23.28m<sup>2</sup> 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 12m<sup>2</sup>

Shelters for animals of 53m<sup>2</sup> on the ground

