

**580 000 €**

**For sale maison en pierre**

**4 rooms**

**Surface : 147 m<sup>2</sup>**

**Surface of the living : 42 m<sup>2</sup>**

**Surface of the land : 2719 m<sup>2</sup>**

**Year of construction : 1969**

**Exposition : Est et sud ouest**

**View : Montagnes**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : good**

**Couverture : tiles**

**Features :**

fireplace, Laundry room, calm

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

6 parkings

1 cellar

**Energy class (dpe) : F**

**Emission of greenhouse gases (ges) : F**

Document non contractuel

02/12/2024 - Prix T.T.C



## Maison en pierre 3839 Gourdon

**EXCLUSIVE** - Between LE BAR SUR LOUP and PONT DU LOUP in the town of GOURDON, on the edge of very protected green spaces - Stone villa of traditional construction - Living area 147 m<sup>2</sup> plus garage - cellar and boiler room. Decoration of old charm: woodwork, terracotta, moldings... Beautiful well-distributed volumes. Consists of a large entrance with toilet, cloakroom and beautiful access staircase to the main part in elevation on one side and direct garden on the other. Living room with dining area 42 m<sup>2</sup> - fireplace - separate kitchen - Upstairs: 3 large bedrooms - a dressing room - separate toilet - an old-fashioned bathroom and shower room. The set in excellent condition, however, requires a refresh. Classified as DPE F, an audit is in progress. Fees payable by the seller- "Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)".

Fees and charges :

580 000 € fees included

