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Two swimming pools.

Local stone throughout/ medieval fireplace.

Oak floor in the lounge.

All beams visible

Fitted kitchen with granite surfaces

DPE = 202 [D] GES = 60 [F]



**Léobard, Lot
Ref: 10079**

€297,500

SPACIOUS 2/3 DOUBLE BEDROOM COTTAGE WITH SEPARATE 2 EN-SUITE DOUBLE BEDROOM GITE, set in 11000 m2 of land close to the town of Gourdon in the Lot.

This lovely stone built property dating back to around 1790 has 2 bedrooms and bathrooms, 1 ensuite and 1 family. The gite also has 2 double bedrooms, 2 ensuite bathrooms, and is in very good condition. The house and gite each stand alone with their own driveway and swimming pools. Each have magnificent views over unspoilt countryside and the property is just a short drive from the market town of Gourdon which offers a wide range of shops and facilities. NO floods. NO water shortages. NO agency fees. Price reduced for third time for quick sale. WiFi available.

THE HOUSE was built as two workers' cottages and a bread oven when the local chateau was knocked down. The fireplace is the chateau fireplace from the fourteenth century. More than likely the stone is also. It is difficult to say whether the beams are from the original chateau. The house has a small separate entrance hall with cloakroom. The kitchen diner (30 m2) is fully fitted with granite work surfaces and a dining area. French windows lead onto the large half-roofed terrace by the swimming pool. (10x4). A small wooden staircase leads to the charming lounge, with medieval fireplace, oak floor and character features. A curved staircase leads to the first floor with large double bedroom and ensuite bathroom. The staircase leads on up to a large family bathroom and double bedroom. The original beams are visible throughout the house. Attached to the house are a basement/utility room and sewing room/study with their own entrances.

THE LAND extends to 11000 m2. There is a large front garden with well established trees and a large vegetable plot plus a large lawn. In addition there are two generous paddocks and a small parcel of forest. There is a large tool shed (20m2) , donkey stabling for two donkeys(25m2) and four small sheds for gardening and equipment.

HOUSE

The house and gite are completely independent of each other.

Cloakroom 4' 5" x 3' 9" (1.35m x 1.15m)

Entrance hall 4' 11" x 5' 5" (1.5m x 1.65m)

Kitchen/diner 5.5

Lounge 17' 5" x 22' 4" (5.3m x 6.8m)

First floor double bedroom and en-suite 19' 8" x 17' 5" (6m x 5.3m)

Landing 3' 1" x 6' 7" (.95m x 2m)

Second floor family bathroom 10' 6" x 9' 4" (3.2m x 2.85m)

Second floor double bedroom 17' 5" x 13' 9" (5.3m x 4.2m)

Workroom/bedroom 3 17' 5" x 10' 10" (5.3m x 3.3m)

An adjoining workroom has been made from a derelict bread oven.

Basement/Utility room. 17' 5" x 19' 8" (5.3m x 6m)

The cellar is attached but with a separate entrance. It is used as a storeroom and utility room at the moment.

Terrace 65' 7" x 16' 5" (20m x 5m)

Half roofed

GITE

The gite has an entrance hall with two double bedrooms, both en-suite. (12m2 & 9m2) The wooden stairs lead to a spacious (35m2) kitchen/diner/lounge on the first floor. The comprehensive kitchen equipment is new or nearly new. There is a small wood burner. It has its own pool (8x4) All furniture, etc. will remain.

Entrance hall 5' 3" x 10' 6" (1.6m x 3.2m)

Double bedroom + ensuite 10' 6" x 13' 1" (3.2m x 4m)

Double bedroom + ensuite 2 10' 6" x 13' 1" (3.2m x 4m)

Kitchen/diner 26' 3" x 10' 6" (8m x 3.2m)

GARDENS AND GROUNDS 11000 Sq mteres in total

Three acres of ground. Mature gardens and lawn at back and front. Two large paddocks and a parcel of forest.

ABOUT THE AREA

We are on the edge of a village in very peaceful surroundings. The land is high up and looks over all of the surrounding countryside. There is little in the village but we are a few kilometres from Gourdon with all amenities and within a few minutes drive of bakers, restaurants and bars. We are on the edge of the Dordogne and Lot and close to many well-known sites of interest. Domme, Sarlat, Castelnord, Gourdon, Cahors, St. Cirq le Popi.



To enquire about this property please contact info@frenchpropertiesdirect.com

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These details do not form part of any contract and all measurements are approximate.