



## Beautifully renovated 3-bedroom stone house with pigeonier for sale in the Lot, near Gourdon.

This charming stone house has been recently renovated to provide 3-bedrooms. It occupies a dominant position in a tiny rural hamlet and enjoys far reaching views over the surrounding countryside ? this is one not to be missed!

**Town:** Nr Gourdon  
**Dept:** Lot  
**Plot size (m2):** 1870  
**Habitable (m2):** 130  
**Bedrooms:** 3  
**Bathrooms:** 2  
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**11374RM46.pdf**

**€ 172 800**

Stone house with pigeonier comprising; fully fitted kitchen (20m<sup>2</sup>) with electric oven and dishwasher, living room (40m<sup>2</sup>) with woodburning stove, diningroom/playroom (9.7m<sup>2</sup>), w.c, cloakroom cupboard, bedroom 1 (27m<sup>2</sup>) with en-suite bathroom, bedroom 2 (15m<sup>2</sup>), bedroom 3 (8.3m<sup>2</sup>), bathroom. Outside storage room with plumbing for washing machine.

The 1870m<sup>2</sup> of land is mainly laid to lawn with a small detached ruin at the front (?..a walled vegetable garden maybe?) To the rear of the property is plenty of space for a swimming pool and those fabulous views!

Set in a quiet hamlet with shops only 4km away and the bustling market town of Gourdon at 14km.



## La Rochebeaucourt

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