

Peaceful Périgourdine Retreat with Private Lake, Pool & 3 Hectares – Ideal for Horses or Tourism Project

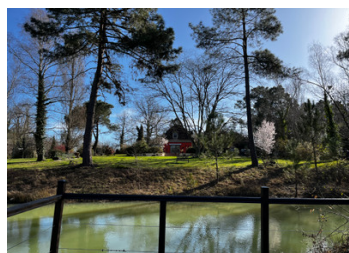


INFORMATION

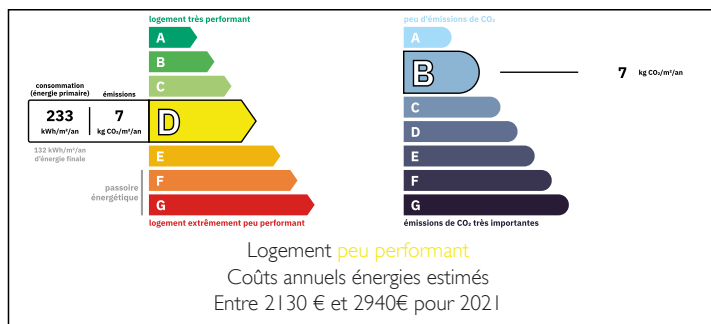
Town:	Saint-Méard-de-Gurçon
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	30107 m2

IN BRIEF

A true countryside retreat, this characterful Périgourdine home is set in a peaceful paradise, far from any neighbours. With 3 hectares of land, a private lake with an island cabin, and direct access to the forest for horse riding, this property offers incredible potential for various projects.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 992 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming Perigordine Property with Lake, Stables, and Potential for Expansion

Nestled in the heart of the countryside, this beautiful Perigordine home offers a perfect blend of character, comfort, and outdoor living. Set on 3 hectares, it is an ideal retreat for horse lovers, nature enthusiasts, or those looking for a peaceful escape with development potential.

Main House

The spacious salon features two sets of patio doors that open onto a terrace and swimming pool (9m x 4m, depth 1.8m), creating a seamless indoor-outdoor flow. Adjacent to the lounge, the dining room boasts historic colombage beams dating back to pre-1800, tiled floors, a fireplace, and direct access to the garden and BBQ seating area.

The kitchen, accessible from both the lounge and dining area, also leads to a veranda overlooking the pool. A utility area houses the hot water boiler and washing machine.

On the ground floor, there is a bedroom, along with a toilet and shower room. The main front door, currently used as a storage area, offers additional access.

Upstairs, two additional bedrooms share a shower room, providing comfortable accommodation.

Outdoor Features

Private lake (4,000m²) with an island cabin (42m²) and terrace overlooking the water—perfect for relaxation or entertaining.

Equestrian facilities, including stables, hay storage, water, and electricity.

Vegetable patch for homegrown produce and a chicken house for fresh eggs.

Three separate entrances for convenient access to the house, stables, and land.

Possibility for additional projects, offering great