

## Charming Townhouse in a Sought-After Village



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Saint-Méard-de-Gurçon |
| Department: | Dordogne              |
| Bed:        | 3                     |
| Bath:       | 2                     |
| Floor:      | 154 m <sup>2</sup>    |
| Plot Size:  | 683 m <sup>2</sup>    |

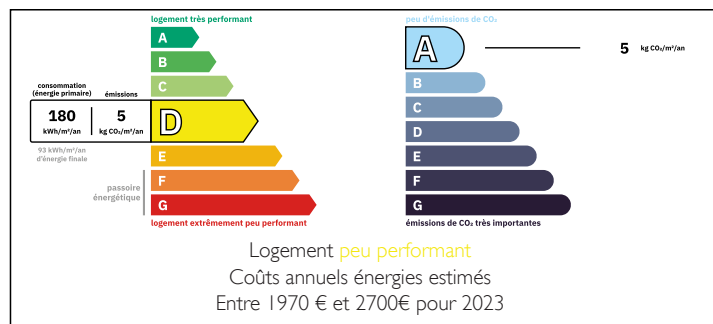
## IN BRIEF

This delightful townhouse offers the perfect blend of modern convenience and timeless charm. Featuring spacious and light-filled interiors, the home boasts 3 bedrooms, 2 bathrooms, and a beautiful living area that flows seamlessly into a stylish kitchen.

Step outside to a private garden and terrace, perfect for relaxing or entertaining. With local shops, doctor, schools, restaurant and transport links just moments away, this home truly has everything you need for comfortable and convenient living.

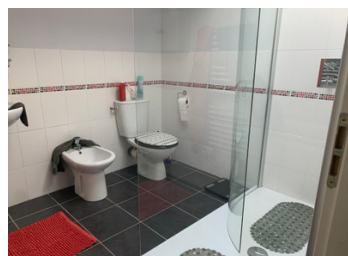
Don't miss the opportunity to make this wonderful townhouse your own!

## 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.



## DESCRIPTION

The House comprises of :

Ground Floor:

A spacious lounge area (27m<sup>2</sup>) featuring a cozy wood burner, perfect for relaxing evenings.

A dedicated office space (9.85m<sup>2</sup>) – ideal for remote work or study.

A large fitted kitchen (18m<sup>2</sup>) with direct access to the garden, making indoor-outdoor living effortless.

A utility room and WC (6m<sup>2</sup>) for added convenience.

A dining room (24m<sup>2</sup>) – perfect for entertaining family and friends.

First Floor:

A landing area (2.55m<sup>2</sup>) leading to the bedrooms.

Bedroom 1 (22m<sup>2</sup>) – a spacious master suite with an en-suite shower room (5.22m<sup>2</sup>).

Bedroom 2 (16.9m<sup>2</sup>) – a comfortable and bright space.

Bedroom 3 (14.53m<sup>2</sup>) – well-sized and versatile.

A family bathroom (4.7m<sup>2</sup>) with modern fittings.

Additional storage area (3.17m<sup>2</sup>) for practicality

Technical Information:

Mains drainage.

Fibre optic internet – high-speed connectivity for work and entertainment.

Conforming electrical system – up to modern standards for safety and efficiency

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

Village & Local Amenities:

Situated in a lively and popular village, residents can enjoy a welcoming community atmosphere with seasonal events and everyday conveniences at their doorstep. The village hosts night markets during the summer months and various entertainment throughout the year, creating a dynamic and engaging environment.

Local amenities include:

Pharmacy

Small convenience store

Hairdressers