

Exceptional renovated property with 3 separate houses, a total 12 bedrooms., 8 bathrooms and private lake



## INFORMATION

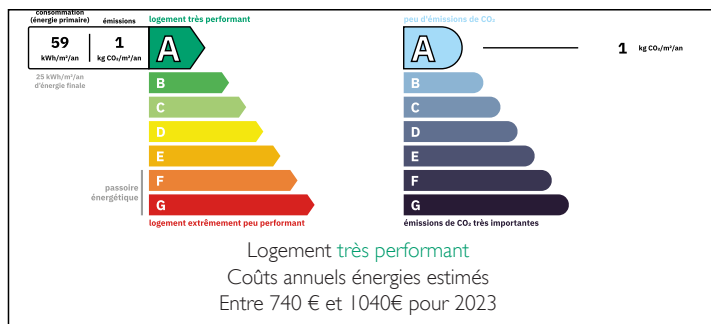
Town:	Saint-Méard-de-Gurçon
Department:	Dordogne
Bed:	12
Bath:	8
Floor:	500 m2
Plot Size:	10744 m2



## IN BRIEF

This beautiful property offers offers three separate houses that total 12 bedrooms which makes this property ideal for running a business or multigenerational living. The houses set in a small hamlet and have wonderful views over the private lake.

## 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:	2496 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

3 lovely houses which have all been recently renovated to a high standard are set in this lovely hamlet location just outside of a small village. The location is very peaceful yet you are close to many places such as Bergerac, St Emilion and slightly further afield Bordeaux.

All 3 of the houses offer large open-plan Kitchen, dining and living areas for modern day living and all houses have stunning tiled floors and newly fitted bathrooms and each renovated and decorated with stunning taste whilst cleverly retaining authenticity and character throughout.

House 1 - This house is Perigordine style (approx 230m2) and offers the following:

Ground Floor

Kitchen/Dining/Living room - Approx 35m2

Laundry room - Approx 10m2

Mezzanine - Approx 15m2

Study - Approx 16m2

Lounge - Approx 31m2

First Floor:

Bedroom with ensuite shower room with WC - Approx 23m2

Bedroom - Approx 23m2

Bedroom - Approx 13m2

Bathroom with WC Approx 8m2

Second Floor:

Bedroom - Approx 26m2

Bedroom - Approx 14m2

Shower room - Approx 12m2

House 2 - This house is Girondine style (approx 135m2) and offers the following:

Ground Floor

Entrance Hall - Approx 10m2

Kitchen/Dining/Living room - Approx 31m2

Study - Approx 20m2

Lounge - Approx 16m2

WC - Approx 4m2