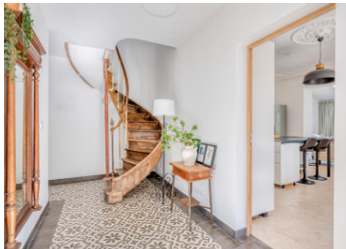


Exceptional renovated property with 3 separate houses, a private lake and income potential. in french

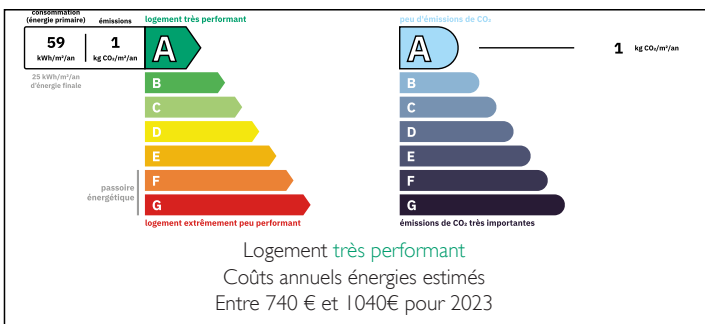


## INFORMATION

Town:	Saint-Méard-de-Gurçon
Department:	Dordogne
Bed:	12
Bath:	8
Floor:	460 m2
Plot Size:	10744 m2



## ENERGY - DPE



## IN BRIEF

This beautiful property offers three separate houses, making it ideal for running a business, creating a holiday rental opportunity, or accommodating multi-generational living. Set within a hamlet, the property enjoys wonderful views over its private lake.

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

Charming Hamlet Property Featuring Three beautifully renovated houses, with swimming Pool and Private Lake

Set in a small hamlet just outside a village, this exceptional property comprises three beautifully renovated houses, offering an excellent combination of character, space and flexibility. Whether you are looking for a spacious family home, accommodation for extended family, or a property with holiday rental potential, this unique ensemble provides a wide range of possibilities.

All three houses have been renovated to a high standard and feature bright, well-proportioned interiors, generous open-plan living spaces, attractive tiled floors, modern bathrooms and tasteful finishes that complement the character of the original buildings. The property is well placed for access to Bergerac, Saint-Émilion and Bordeaux.

House One – Approximately 230m<sup>2</sup>

The main Perigordine-style house offers approximately 230m<sup>2</sup> of accommodation. The ground floor comprises a spacious open-plan kitchen, dining and living area, together with a separate lounge, study, mezzanine and laundry room.

On the first floor there is a principal bedroom with ensuite shower room and WC, two further bedrooms and a family bathroom with WC. The second floor provides two additional bedrooms and a shower room.

House Two – Approximately 95m<sup>2</sup>

The second house offers approximately 95m<sup>2</sup> of living space. The ground floor features an open-plan kitchen, dining and living area.

The first floor comprises four bedrooms, two with ensuite shower rooms, while the remaining two share a separate family bathroom. The layout is well suited to guest accommodation, extended family or

## LOCAL TAXES

Taxe foncière: **2496 EUR**

## NOTES