

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



## INFORMATION

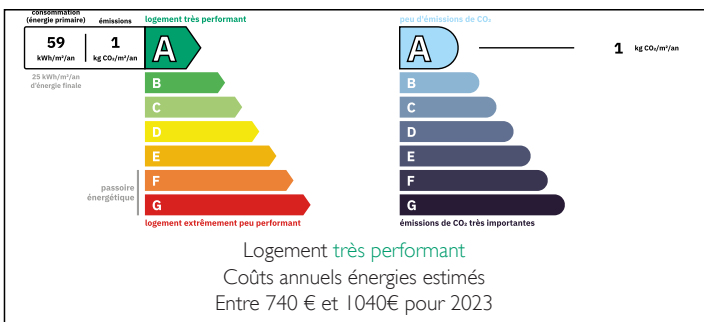
Town:	Saint-Méard-de-Gurçon
Department:	Dordogne
Bed:	12
Bath:	8
Floor:	500 m2
Plot Size:	10744 m2



## IN BRIEF

This beautiful property offers 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.



## DESCRIPTION

Charming Hamlet Property Featuring Three Beautifully Renovated Houses, Two Pools & Private Lake

Set in a peaceful hamlet just outside a small village, this exceptional ensemble of three fully renovated houses offers an ideal blend of character, comfort and modern living. Each home has been thoughtfully restored to a high standard, with stylish open-plan living spaces, beautiful tiled floors, newly fitted bathrooms and tasteful décor that respects the authentic charm of the region. Although the setting is wonderfully tranquil, you remain close to many sought-after destinations including Bergerac, Saint-Émilion and Bordeaux.

House 1, a spacious Perigordine-style home of approximately 230m<sup>2</sup>, offers a large open-plan kitchen, dining and living area on the ground floor, along with a laundry room, mezzanine, study and a generous lounge. On the first floor there is a bedroom with an 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 2, a charming Girondine-style property of around 135m<sup>2</sup>, features an inviting entrance hall leading to the kitchen, dining and living room. There is also a study, a separate lounge and a WC on the ground floor. Upstairs, you will find a bedroom with ensuite shower room and WC, a dressing room, two further bedrooms and a separate bathroom with WC.

House 3, measuring approximately 95m<sup>2</sup>, offers an open-plan kitchen, dining and living space on the ground floor. The first floor provides two bedrooms with ensuite shower rooms, as...

## LOCAL TAXES

**Taxe foncière: 2496 EUR**

**Taxe habitation: EUR**

## NOTES