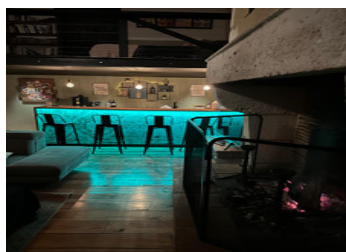


Charming Country Home with Gîte – A Slice of Rural Bliss!



INFORMATION

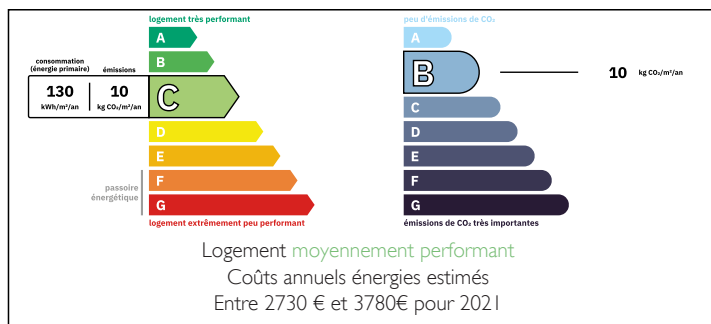
Town:	Saint-Méard-de-Gurçon
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	440 m2
Plot Size:	13265 m2

IN BRIEF

Idyllic Stone Property with Gîte & Two Pools – Your French Lifestyle Awaits!

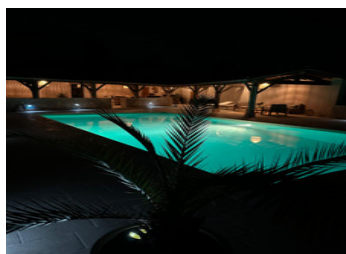
Looking for a place where you can wake up to rolling views, enjoy long sunny days by the pool, and maybe even host guests or special events? This beautifully restored stone home with a gîte offers the perfect blend of peace, charm, and potential.

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 Main House

Step through the front door into a welcoming entrance hall (10m²) that leads directly into the spacious dining room (26m²)—perfect for family meals or entertaining guests. Just off to the right, you'll find a charming salon (19m²) complete with a cozy fireplace, offering the ideal spot to unwind. From here, a door opens onto the bright and airy veranda/conservatory (20m²), where you can enjoy morning coffee or an evening glass of wine with views of the garden.

The kitchen (19m²), accessible from both the small salon and the entrance hall, is fully fitted and well-equipped, featuring a central island that adds both style and functionality. Adjacent to the kitchen is a generous utility room (14m²) and a convenient downstairs toilet.

To the side of the house, a private entrance leads into a dedicated office space, which also connects directly to the interior—ideal for working from home or welcoming clients.

Just beyond, you'll find a second kitchen, perfectly positioned for easy access to the covered outdoor terrace—great for summer dining, entertaining, or simply enjoying the garden.

At the far end is the boiler room, equipped with a modern, energy-efficient heating system that includes a fuel boiler, a heat pump, and a thermodynamic boiler—providing year-round comfort while helping to reduce energy costs.

At the heart of the home is an expansive lounge (70m²), complete with a striking fireplace and a mezzanine-level office/bedroom, perfect for working from home or a quiet reading nook.

Adjacent to the lounge lies an impressive...

LOCAL TAXES

Taxe habitation: EUR

NOTES