

## Beautifully Renovated 4-Bedroom Home with Barn, Terraces & Garden – Dordogne



## INFORMATION

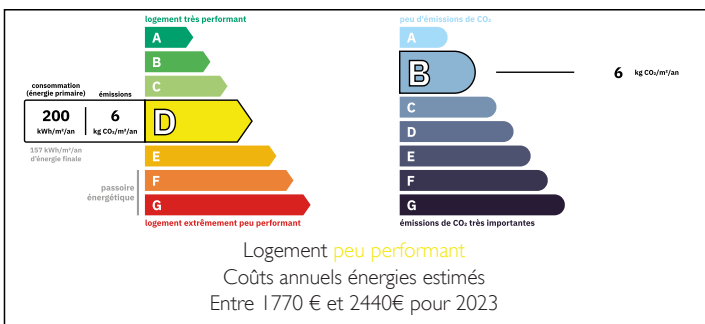
Town:	Montazeau
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	170 m <sup>2</sup>
Plot Size:	4665 m <sup>2</sup>



## IN BRIEF

Charming 4-bedroom Dordogne home offering approximately 170m<sup>2</sup> of renovated living space over two floors, set on a peaceful 4,665m<sup>2</sup> plot featuring terraces, a large barn/workshop, garage, and a vegetable garden with irrigation. The ground floor includes a spacious open-plan kitchen and living area with a log burner, two large double bedrooms (one with its own log burner), a utility room, shower room, and family bathroom. Upstairs, two further double bedrooms with wooden floors and a versatile central room provide flexible living space. The property benefits from an excellent restaurant within the village itself. The vibrant village of Saint-Méard-de-Gurçon is just a few minutes away, along with the beautiful Lac de Gurçon swimming lake, local markets, and convenient transport links including Bergerac and Bordeaux airports. Perfect for country living with modern comforts and excellent 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

Beautifully Renovated 4-Bedroom Home with Barn, Terraces & Garden – Dordogne

Tucked away in a peaceful hamlet in the heart of the Dordogne, surrounded by vineyards and gently rolling countryside, this charming stone house offers approximately 170m<sup>2</sup> of living space over two floors. Set on a generous plot of around 4,665m<sup>2</sup>, with terraces, a large barn, garage, and vegetable garden, the property perfectly combines comfort, character, and the relaxed French lifestyle.

On the ground floor, the entrance hall leads into a spacious and light-filled open-plan living, kitchen, and dining area of about 45m<sup>2</sup>, complete with a woodburner and French doors opening onto the main terrace, which measures approximately 42m<sup>2</sup>. There is a separate utility room of 16m<sup>2</sup>, and an additional flexible space currently used as a dining room, second lounge, or hobby room, also measuring 16m<sup>2</sup>. The ground floor also offers a shower room with WC (approx. 3m<sup>2</sup>), and two large double bedrooms. One bedroom is approximately 15m<sup>2</sup> with a front-facing window and a lovely logburner. The master suite is a generous 17m<sup>2</sup> and includes a 4m<sup>2</sup> dressing area, with views overlooking the rear garden. A spacious family bathroom of 8m<sup>2</sup>, along with two handy storerooms (each approx. 2.5m<sup>2</sup>), completes the ground floor layout.

Upstairs, a 10m<sup>2</sup> landing leads to two further double bedrooms, measuring approximately 13m<sup>2</sup> and 15m<sup>2</sup>, both with wooden floors and windows to the front of the house. A central room sits between them and offers a versatile space that could serve as an...

## NOTES