

## Stone house with 5 bedrooms, outbuildings and views close to river – Meyronne, Dordogne



## INFORMATION

Town:	Meyronne
Department:	Lot
Bed:	5
Bath:	2
Floor:	190 m <sup>2</sup>
Plot Size:	5500 m <sup>2</sup>

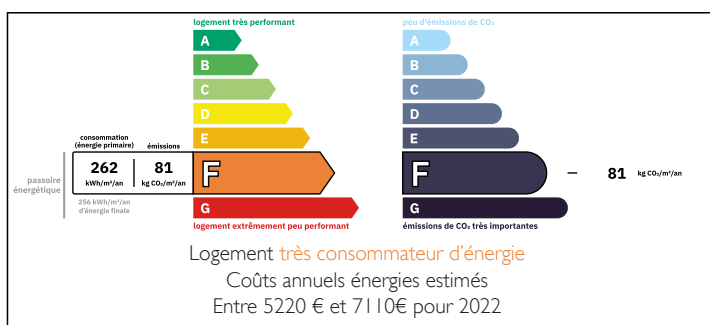
## IN BRIEF

Authentic Quercy stone house of 158 m<sup>2</sup> with outbuildings for sale in Meyronne, near the Dordogne River.

Located in a peaceful hamlet at the end of a lane, just 500 metres from the river, this charming property offers an exceptional setting surrounded by nature. With open views over the cliffs, total tranquillity and the character of traditional stone architecture, it's a true haven of peace.

The house offers 5 bedrooms (one on the ground floor) and spacious interiors ready to refresh. Its outbuildings – a typical tobacco barn and a large agricultural hangar – offer great potential for conversion into a gîte, workshop or reception space. Perfect as a main residence or holiday home in the Dordogne Valley, close to Rocamadour, Souillac and Martel.

## ENERGY - DPE



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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

### Main House Layout

#### Garden level:

A welcoming and traditional atmosphere greets you as you step inside. The ground floor comprises an independent kitchen, hallway, cosy living room, one bedroom, shower room, separate WC and a boiler room — a practical and functional space.

#### First floor:

A wooden staircase leads up to four additional bedrooms, a bathroom, two separate WCs and attic space, offering further storage or conversion potential.

### Room sizes (approximate)

#### Ground floor

Kitchen: 17 m<sup>2</sup>

Living room: 35.2 m<sup>2</sup>

Bedroom 1: 13 m<sup>2</sup>

Shower room: 3.5 m<sup>2</sup>

WC

#### First floor:

Landing: 15.34 m<sup>2</sup>

Bedroom 2: 13.2 m<sup>2</sup>

Bedroom 3: 10.2 m<sup>2</sup>

Bedroom 4: 15.6 m<sup>2</sup>

Bedroom 5 (with pigeonier): 25.5 m<sup>2</sup>

Bathroom: 6.2 m<sup>2</sup>

WC

### Technical Features

- Septic tank up to current standards
- Central heating (oil) with radiators throughout
- Recent boiler (installed around 2020), regularly serviced
- Mixed joinery: single-glazed windows, double-glazed French doors
- Traditional stone construction typical of the Lot

## NOTES