

Spacious countryside home with gîte, outbuildings and potential near Saint-Croix-de-Mareuil

EXCLUSIVE



INFORMATION

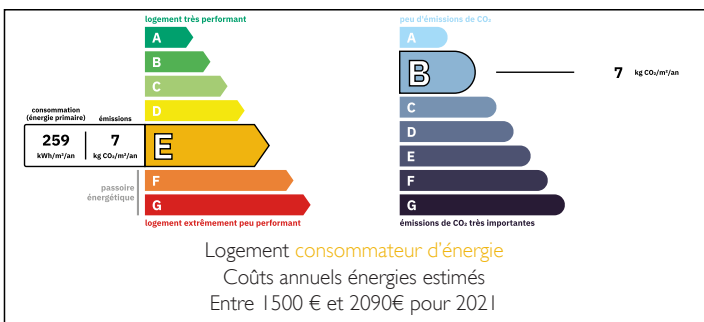
Town:	Sainte-Croix-de-Mareuil
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	190 m ²
Plot Size:	8380 m ²

IN BRIEF

This charming property is set in a peaceful rural location near Saint-Croix-de-Mareuil, surrounded by woodland and open countryside. Accessed via a quiet country road, it opens into a courtyard with garage and outbuildings. The main house offers spacious and flexible accommodation, including a large 40.85m² living room with direct access to the garden and covered terrace, a 14.5m² kitchen, and a 12m² hallway ideal as an office. Upstairs are two bedrooms plus additional rooms in the tower section, along with a family bathroom.

The property also includes a fully independent one-bedroom gîte of around 40m², with a second gîte space to finish, offering excellent income potential. Heating is via a wood-burning boiler with radiators and underfloor heating, plus a log burner in the lounge. Double glazing is installed throughout. Outside, there is a lovely lawned garden and woodland

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

You access the property via a quiet rural road, arriving through gates into a courtyard area with a garage and various outbuildings.

The main house is entered via an entrance hall which houses the wood-burning boiler, providing central heating throughout the property. From here there is a storage room and a ground floor shower room with WC, basin, shower, and heated towel rail.

Continuing on, you arrive in a spacious 12m² hallway, ideal as an office space. This leads to the 14.5m² kitchen and then a generous 40.85m² living room, offering ample space for both dining and lounge areas. Glazed doors open directly onto the rear garden and a covered terrace, creating a lovely indoor-outdoor flow.

Upstairs, there is a large landing area. To the right is the family bathroom, fitted with bath, shower, basin, bidet, WC and heated towel rail. There are two bedrooms of approximately 11m² and 9.5m², both benefiting from additional floor space under the eaves.

A tower section of the house provides two further rooms, measuring approximately 8.5m² and 11.7m² respectively, offering flexible additional accommodation. A laundry room is also located on the side of the house.

Within one of the outbuildings, there is a fully independent one-bedroom gîte of approximately 40m². On the ground floor (around 25m²), it offers an open-plan living area with kitchen, lounge and dining space, plus a WC. Upstairs (approximately 15m²), there is a bedroom and bathroom.

There is also potential for a second gîte, currently requiring completion. It comprises a...

LOCAL TAXES

Taxe habitation:

EUR

NOTES