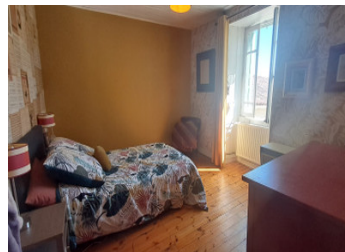


Character property with guest accommodation and outbuildings



INFORMATION

Town:	Sainte-Croix-de-Mareuil
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	215 m ²
Plot Size:	5740 m ²

IN BRIEF

Located in a peaceful hamlet just 3 km from Mareuil-sur-Belle, this charming property offers approx. 215 m² of living space on 5,700 m² of land, with lovely countryside views.

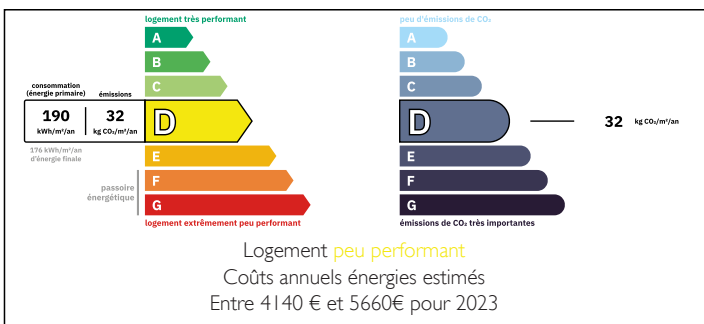
The main house features spacious living areas, 6 bedrooms and 3 bathrooms, with potential to create independent accommodation upstairs. A 60 m² self-contained guest unit with private entrance, currently used for holiday rentals, adds further appeal.

The grounds include a mature garden, orchards, meadow, pond, and several outbuildings (barn, garage, open shelter, summer kitchen). An additional 2,500 m² plot is located just across a quiet lane.

Modern gas heating + wood system. Roofs maintained.

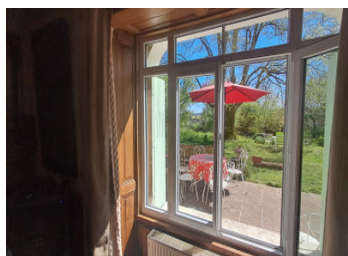
5 mins to amenities, 35 mins to Angoulême.

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

Set in a peaceful hamlet just 3 km from Mareuil-sur-Belle, this charming property enjoys an elevated position with beautiful open views over the surrounding countryside and truffle oak trees.

Main house

The ground floor offers:

a cosy living room (26 m²),
a spacious dining room (30 m²),
a large bedroom or office (21 m²) opening onto the garden,
a generous kitchen (21 m²) at the heart of the home,
a shower room with WC,
a utility room and access to the barn.

Upstairs, the first floor features three bedrooms and a family bathroom.

A separate section of the upper floor includes two further bedrooms with a shower room and WC, which could easily be separated to create independent accommodation.

Independent guest accommodation

A self-contained unit of approximately 60 m² with its own private entrance includes:

an open-plan living/kitchen area on the ground floor,
two bedrooms upstairs,
a shower room with WC.

Currently used for holiday rentals (Greengo and Airbnb), it offers excellent income potential.

Outdoor space and outbuildings

The property sits on 5,700 m² of land, including approximately 2,500 m² located just across a quiet lane.

LOCAL TAXES

Taxe habitation: EUR

NOTES