LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46967CGI24 Price: 163 000 EUR

agency fees to be paid by the seller

Exclusive – 4-hectare property with house, 2 stone mills and outbuildings in Dordogne

INFORMATION

Town:	Saint-Méard-de-Gurçon
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	121 m2
Plot Size:	40000 m2

IN BRIEF

Exclusive to Leggett Immobilier. Located in Saint-Méard-de-Gurçon, this character property sits on approximately 4 hectares and offers an unusual collection of buildings including a 121m² single-storey house with 3 bedrooms, two authentic stone mills, a garage and several barns and outbuildings. The land and buildings provide considerable potential for a family, tourism, equestrian or gîte project, subject to the necessary permissions. Wood heating and individual drainage. A distinctive Dordogne property combining rural heritage, space and development potential.

More photos and virtual tour available on request.

ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

Exclusively listed with Leggett Immobilier.

Located in Saint-Méard-de-Gurçon in the Dordogne, this distinctive character property comprises an unusual collection of buildings set within approximately 4 hectares of land.

The property combines a single-storey main house, two traditional stone mills and several outbuildings, creating considerable potential for a variety of lifestyle or business projects.

THE HOUSE

The main house offers approximately 121m² of living accommodation, arranged on one level.

It comprises 4 principal rooms, including 3 bedrooms and one bathroom.

The property benefits from wood heating and individual drainage.

TWO STONE MILLS

One of the property's most distinctive features is the presence of two traditional stone mills.

Their architecture provides an attractive reminder of the property's rural heritage and gives the estate a character rarely found in more conventional country homes.

They may also offer interesting heritage or development potential, subject to their present condition and use and to obtaining any necessary planning permissions.

BARNS AND OUTBUILDINGS

The estate also includes a garage together with several barns and additional outbuildings.