LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL RENOVATED PROPERTY WITH 3 SEPARATE HOUSES, A PRIVATE LAKE AND INCOME POTENTIAL. IN FRENCH

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PROPERTY FACT FILE

REFERENCE	A35572VGR24
PRICE	€ 799,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (760 000 EUR hors honoraires)
BEDROOM	12
BATHROOM	8
ACCOMMODATION	460 m²
LAND	10744 m²
TOWN	Saint-Méard-de-Gurçon
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîte
CONDITION	
FEATURES	Swimming Pool, Private drainage, Lake

*Price based on current exchange rate which is subject to change





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- Private Lake
- Renovated with charm and detail
- Gite business or Multi-generational living
- Close to amenities and airports
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This beautiful property offers three separate houses, making it ideal for running a business, creating a holiday rental opportunity, or accommodating multi-generational living. Set within a hamlet, the property enjoys wonderful views over its private lake.



DESCRIPTION

Charming Hamlet Property Featuring Three beautifully renovated houses, with swimming Pool and Private Lake

Set in a small hamlet just outside a village, this exceptional property comprises three beautifully renovated houses, offering an excellent combination of character, space and flexibility. Whether you are looking for a spacious family home, accommodation for extended family, or a property with holiday rental potential, this unique ensemble provides a wide range of possibilities.

All three houses have been renovated to a high standard and feature bright, well-proportioned interiors, generous open-plan living spaces, attractive tiled floors, modern bathrooms and tasteful finishes that complement the character of the original buildings. The property is well placed for access to Bergerac, Saint-Émilion and Bordeaux.

House One – Approximately 230m²
The main Perigordine-style house offers approximately 230m² of accommodation. The ground floor comprises a spacious open-plan kitchen, dining and living area, together with a separate lounge, study, mezzanine and laundry room.

On the first floor there is a principal bedroom with ensuite shower room and WC, two further bedrooms and a family bathroom with WC. The second floor provides two additional bedrooms and a shower room.

House Two – Approximately 95m²
The second house offers approximately 95m² of living space. The ground floor features an open-plan kitchen, dining and living area.

The first floor comprises four b...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A35572VGR24

COMPLETE FILE AND PHOTO ON REQUEST

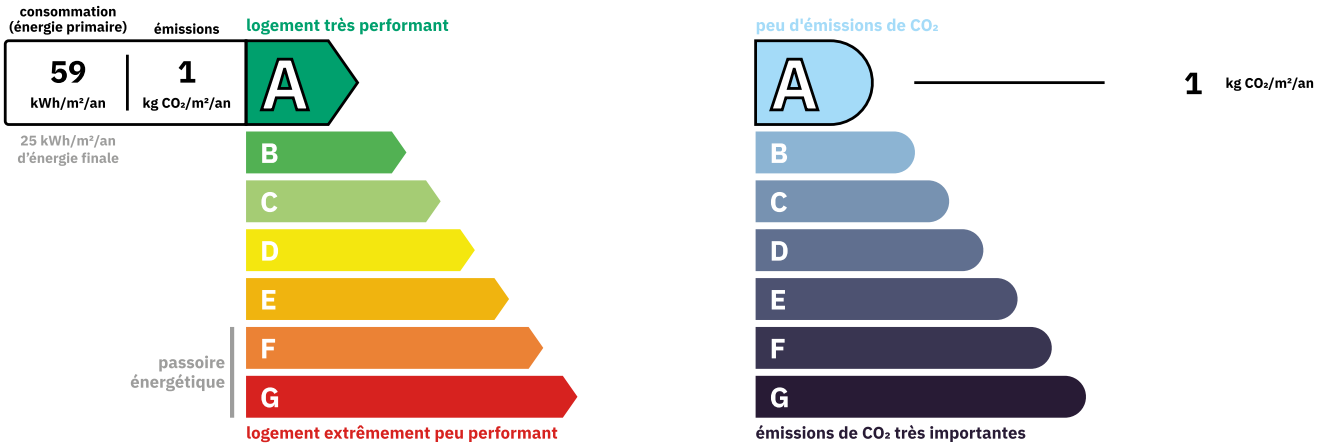
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 740 € and 1040€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A35572VGR24

FILE COMPLETE AND PHOTOS ON REQUEST

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