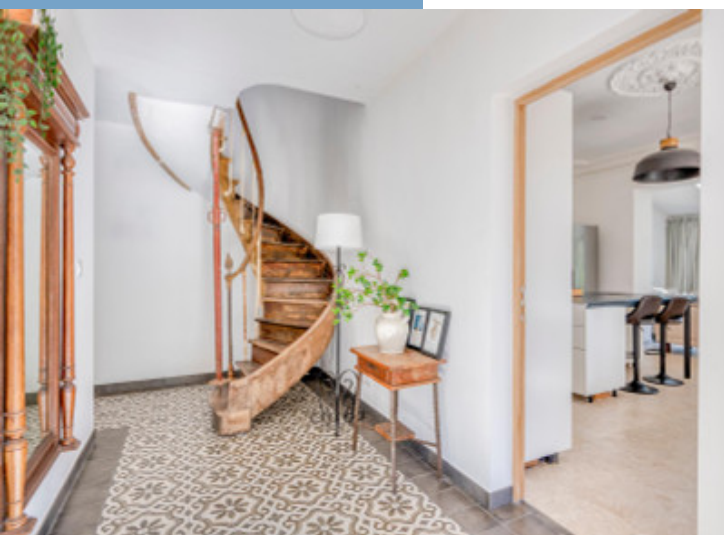




EXCEPTIONAL RENOVATED PROPERTY WITH 3
SEPARATE HOUSES, A TOTAL 12 BEDROOMS, 8
BATHROOMS AND PRIVATE LAKE

EXCEPTIONAL
RENOVATED PROPERTY
WITH 3 SEPARATE
HOUSES, A TOTAL 12
BEDROOMS, 8
BATHROOMS AND
PRIVATE...



PROPERTY FACT FILE	
REFERENCE	A35572VGR24
PRICE	€ 895,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (850 000 EUR hors honoraires)</small>
BEDROOM	12
BATHROOM	8
ACCOMMODATION	500 m ²
LAND	10744 m ²
TOWN	Saint-Méard-de-Gurçon
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîte
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Lake
<small>*Price based on current exchange rate which is subject to change</small>	



- Private Lake
- Renovated with charm and detail
- Gite business or Multi-generational living
- 2 Swimming pools
- Close to amenities and airports

EXCEPTIONAL
RENOVATED PROPERTY
WITH 3 SEPARATE
HOUSES, A TOTAL 12
BEDROOMS, 8
BATHROOMS AND
PRIVATE
Ref: A35572VGR24

This beautiful property offers three separate houses that total 12 bedrooms which makes this property ideal for running a business or multigenerational living. The houses set in a small hamlet and have wonderful views over the private lake.

DESCRIPTION

Charming Hamlet Property Featuring Three Beautifully Renovated Houses, Two Pools & Private Lake

Set in a peaceful hamlet just outside a small village, this exceptional ensemble of three fully renovated houses offers an ideal blend of character, comfort and modern living. Each home has been thoughtfully restored to a high standard, with stylish open-plan living spaces, beautiful tiled floors, newly fitted bathrooms and tasteful décor that respects the authentic charm of the region. Although the setting is wonderfully tranquil, you remain close to many sought-after destinations including Bergerac, Saint-Émilion and Bordeaux.

House 1, a spacious Perigordine-style home of approximately 230m², offers a large open-plan kitchen, dining and living area on the ground floor, along with a laundry room, mezzanine, study and a generous lounge. On the first floor there is a bedroom with an 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 2, a charming Girondine-style property of around 135m², features an inviting entrance hall leading to the kitchen, dining and living room. There is also a study, a separate lounge and a WC on the ground floor. Upstairs, you will find a bedroom with ensuite shower room and WC, a dressing room, two further bedrooms and a separate bathroom with WC.

House 3, measuring approximately 95m², offers an open-plan kitchen, dining and living space on the ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35572VGR24>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

EXCEPTIONAL RENOVATED
PROPERTY WITH 3 SEPARATE
HOUSES, A TOTAL 12
BEDROOMS, 8 BATHROOMS
AND PRIVATE...

Ref : A35572VGR24

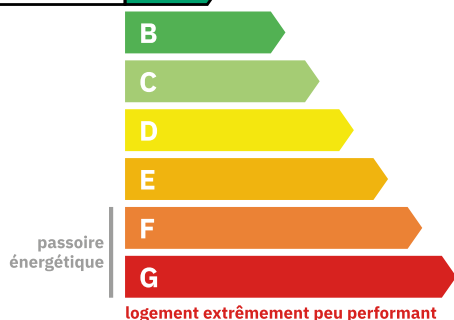
ENERGIE-DPE

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

consommation (énergie primaire) émissions logement très performant

59 | **1**
kWh/m²/an | kg CO₂/m²/an

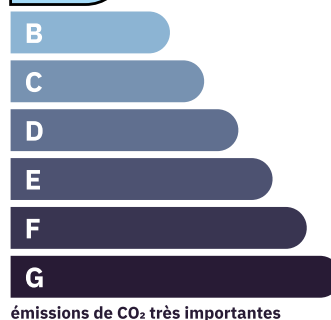
25 kWh/m²/an
d'énergie finale



peu d'émissions de CO₂

A

1 kg CO₂/m²/an



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

NOTICE

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

I: Quoted prices are subject to fluctuations in exchange rates. 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

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr