

Lovely 5 bedroomed stone Farmhouse with 3 bedroomed gite , swimming pool and 2 hectares of land.

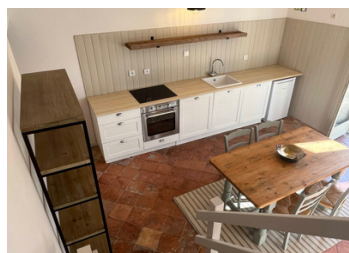


## INFORMATION

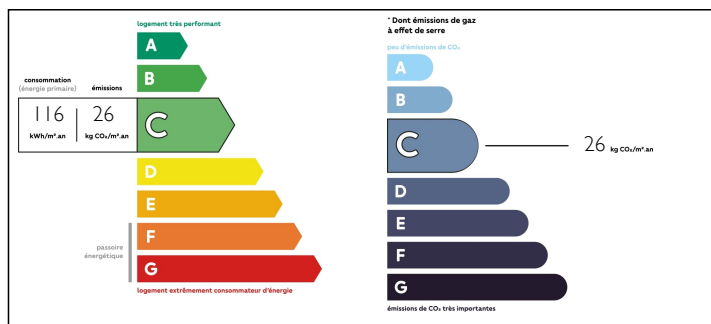
Town:	Saint-Méard-de-Gurçon
Department:	Dordogne
Bed:	8
Bath:	3
Floor:	380 m2
Plot Size:	20524 m2

## IN BRIEF

A Character Farmhouse property, with five bedrooms and a new kitchen as well as a 3 bedroomed Gite which will soon have a new kitchen. There are also 2 hectares of land and a swimming pool located at the end of a no through road with just one neighbour. If you need peace and tranquility this is the house for you !! Located 5mins from a popular village with amenities.

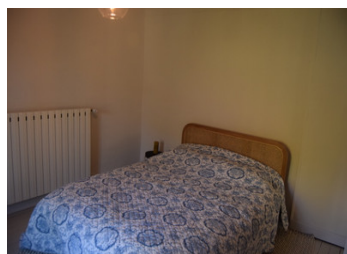


## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 1823 EUR**

## NOTES

## DESCRIPTION

A large 5 bedroomed house with open plan and newly fitted kitchen /diner with stairs to a mezzanine and 5 bedrooms , 2 bathrooms , 1 bathroom en-suite to the Master bedroom.

Swimming pool area with large covered area.

A gite with Lounge , new kitchen/diner , shower room , utility room and stairs to 3 bedrooms and 1 bathroom. private garden.

A barn inbetween the house and the gite which has central heating and could easily be converted to more living space.

House  
(Ground floor)

New Kitchen /Diner with doors out to 2 terrace areas .Fireplace 77.19m<sup>2</sup>

Lounge area - with fireplace 59m<sup>2</sup>

office with WC newly refurbished 30m<sup>2</sup>

w/c - 2.09x 1.79 - 3.76m<sup>2</sup>

Wine storage /cave - 4.12m<sup>2</sup>

Laundry room - Approx 8m<sup>2</sup>

First floor

Mezzanine - Approx 30m<sup>2</sup>

Bedroom 1/Study - Approx 6m<sup>2</sup>

Bedroom 2 - Approx 10m<sup>2</sup>

Bathroom With Bath and shower - Approx 7.50m<sup>2</sup>

Bedroom 3- - Approx 14m<sup>2</sup>

Bedroom 4 - Approx 14m<sup>2</sup>

Master bedroom - Approx 30m<sup>2</sup>

ensuite - Approx 7m<sup>2</sup>

storage room

Gite

\_Downstairs\_\_\_\_

Lounge - Approx 19.m<sup>2</sup>

Kitchen - Approx 21m<sup>2</sup>

Shower room - Approx 4.25m<sup>2</sup>

Hall - Approx 3.05m<sup>2</sup>

Upstairs