

Beautiful town house to refresh with 4 bedrooms, barn, attic, courtyard and garden - Business potential



INFORMATION

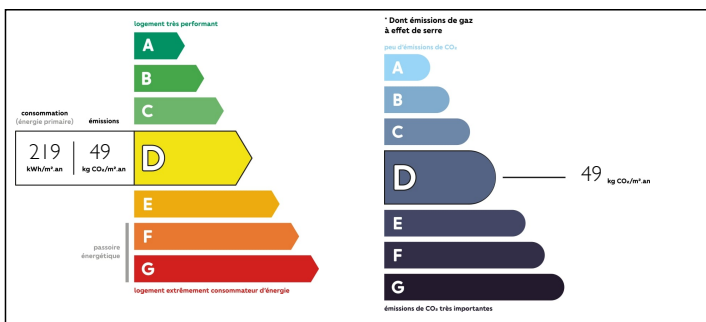
Town:	Saint-Méard-de-Gurçon
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	290 m2
Plot Size:	1000 m2



IN BRIEF

This beautiful house offers 3 reception rooms, 3-4 bedrooms and 2 bathrooms. It also has a large convertible attic, a spacious barn, a courtyard and a small garden to the rear. With some TLC, it could become a stunning family house, a guest house or a business/shop with private accommodation. It is located in the centre of a lively village with shops, 30minutes from Bergerac and 15minutes from Ste Foy la Grande.

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

There are 3 accesses to the house, 2 from the street, 1 from the garden to the rear.

Ground floor

Entrance hall : 8m²

Kitchen : 24m²

Pantry/laundry : 6m²

Reception room 1 (carreaux de Gironde) : 32m²

Reception room 2 (on the street - large glass windows) : 32,5m²

TV room/bedroom 2: 13m²

Games room and WC : 17m²

Underground cellar : 30m²

1st floor: oak floors

Landing with cupboard : 5m²

Reception room 3 with fireplace : 32,5m²

Ensuite master bedroom : 34m² et 10m² bathroom

Bedroom 4 : 13m²

WC : 10m²

Bathroom : 8m²

Off the bathroom is bedroom 3 : 18m²

Attic : total surface of around 100m²

Room of 65m²

3 rooms of 11m² each

Barn : 150m²

Paved courtyard with well (not in use): 75m²

Garden accessed via the barn

Oil fuelled central heating (Boiler changed in 2008)

Double glazing + single-glazing on the façade

Mains drainage

Alarm system

Insulation to be improved

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

NOTES