

A little bit of paradise in a popular village in southern France .



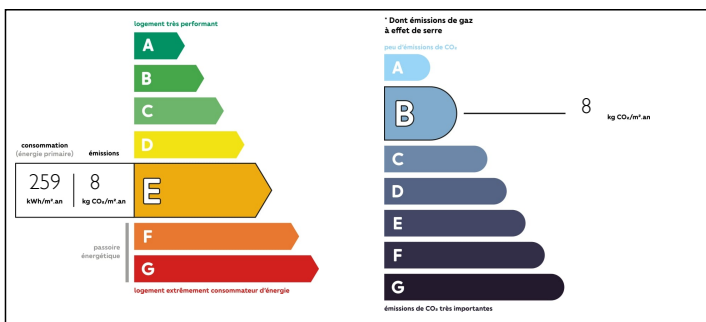
## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Saint-Méard-de-Gurçon |
| Department: | Dordogne              |
| Bed:        | 2                     |
| Bath:       | 2                     |
| Floor:      | 91 m2                 |
| Plot Size:  | 69 m2                 |

## IN BRIEF

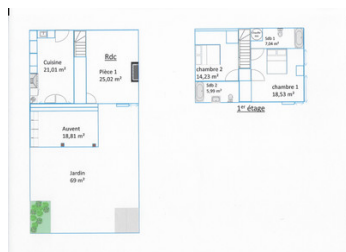
A two-bedroom, two-bathroom, well renovated house in a village with shop, restaurant, pharmacy, doctor, hairdressers and newsagents. You really must come and see this as you don't appreciate how gorgeous it is until you go inside. Bordeaux airport approx 1 hr, Bergerac airport 30mins, railway station 9km, motorway to Bordeaux 9 km.

## 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

Ground floor.

A large fully fitted high quality kitchen 21,01m<sup>2</sup> with integrated dishwasher and washing machine. The kitchen has doors going out to the covered terrace 18,81 m<sup>2</sup> and courtyard 69,18 m<sup>2</sup> which is totally private and not overlooked. These doors have an electric shutter.

Lounge area 25.02m<sup>2</sup> with fireplace and doors going out to the covered terrace area and courtyard and also doors going out to the village.

Upstairs.

A large bedroom 14.23m<sup>2</sup> off to your right with bathroom 5.99m<sup>2</sup>.

Master bedroom 18.53m<sup>2</sup> with bathroom 7.04m<sup>2</sup> and views over the courtyard.

## LOCAL TAXES

Taxe foncière: 611 EUR

Taxe habitation: 481 EUR

Features:

Mains drainage

Walking distance to all amenities

Electric heating

Perfect lock-up-and-leave holiday home .

Furniture available to purchase with the sale.

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

## NOTES