

Stone house with 5 bedrooms, outbuildings and views close to river – Meyronne, Dordogne



INFORMATION

Town:	Meyronne
Department:	Lot
Bed:	5
Bath:	2
Floor:	190 m2
Plot Size:	5500 m2



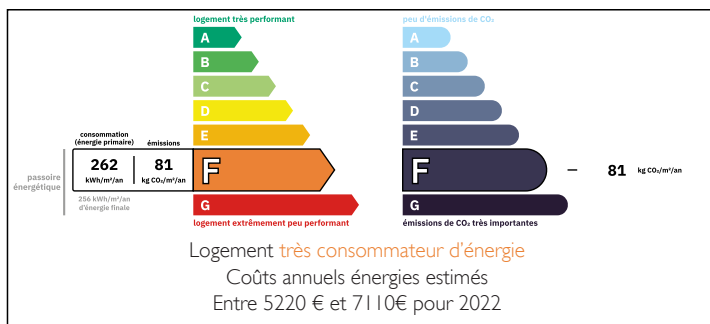
IN BRIEF

Authentic Quercy stone house of 158 m2 with outbuildings for sale in Meyronne, near the Dordogne River.

Located in a peaceful hamlet at the end of a lane, just 500 metres from the river, this charming property offers an exceptional setting surrounded by nature. With open views over the cliffs, total tranquillity and the character of traditional stone architecture, it's a true haven of peace.

The house offers 5 bedrooms (one on the ground floor) and spacious interiors ready to refresh. Its outbuildings – a typical tobacco barn and a large agricultural hangar – offer great potential for conversion into a gîte, workshop or reception space. Perfect as a main residence or holiday home in the Dordogne Valley, close to Rocamadour, Souillac and Martel.

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

Main House Layout

Garden level:

A welcoming and traditional atmosphere greets you as you step inside. The ground floor comprises an independent kitchen, hallway, cosy living room, one bedroom, shower room, separate WC and a boiler room — a practical and functional space.

First floor:

A wooden staircase leads up to four additional bedrooms, a bathroom, two separate WCs and attic space, offering further storage or conversion potential.

Room sizes (approximate)

Ground floor

Kitchen: 17 m²

Living room: 35.2 m²

Bedroom 1: 13 m²

Shower room: 3.5 m²

WC

First floor:

Landing: 15.34 m²

Bedroom 2: 13.2 m²

Bedroom 3: 10.2 m²

Bedroom 4: 15.6 m²

Bedroom 5 (with pigeonier): 25.5 m²

Bathroom: 6.2 m²

WC

Technical Features

- Septic tank up to current standards
- Central heating (oil) with radiators throughout
- Recent boiler (installed around 2020), regularly serviced
- Mixed joinery: single-glazed windows, double-glazed French doors
- Traditional stone construction typical of the Lot

LOCAL TAXES

Taxe foncière: 1877 EUR

NOTES