LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48713CAH24 Price: 130 800 EUR

agency fees included: 9 % TTC to be paid by the buyer (120 000 EUR without fees)

Beautifully presented and charming two-bedroom village house in the Dordogne















INFORMATION

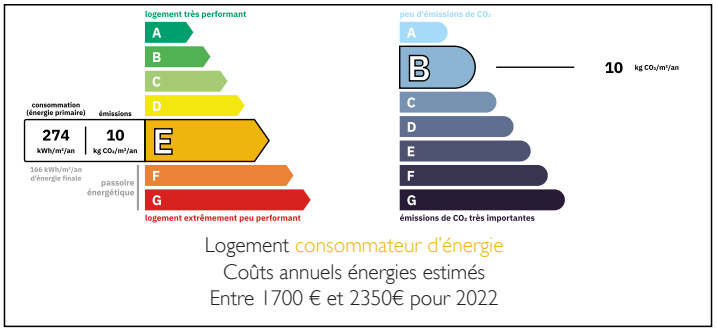
Town:	Saint-Méard-de-Gurçon
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	67 m2
Plot Size:	1688 m2

IN BRIEF

This homely, tidy and compact two-bedroom house on the edge of a nice village has been updated with style. It benefits from mains drains, double glazing, a wood-pellet burner and a fenced in garden.

A fine small family home or great holiday lock-up-and-leave.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1700 € et 2350€ pour 2022

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.

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LOCAL TAXES

Taxe foncière:	**339 EUR**

NOTES

DESCRIPTION

Ground floor:
Kitchen: 16 m²
Bathroom: 4 m²
Living room: 17.5 m²
Hallway: 1.50 m²
WC: 1 m²

Upper floor:
Bedroom 1: 10.75 m²
Landing/nook: 2 m²
Bedroom 2: 11 m²
Landing: 2.50 m²
A convenient location between the Dordogne and Gironde departments

Situated just outside the village of Saint-Méard-de-Gurçon in the Dordogne, this house enjoys a strategic location, offering easy access to surrounding towns and major transport routes.

Located approximately 10 km from Sainte-Foy-la-Grande, the property benefits from proximity to local shops, services, and a regional train station (TER), which provides a direct rail link to Bordeaux.

The A89 motorway can be reached via nearby interchanges (about 10 km away), making travel to Bordeaux and Périgueux straightforward. Bergerac Airport is approximately 30 km away, while Bordeaux-Mérignac International Airport is about 90 km away.

An ideal setting that combines country living with convenient access to the region's key service, transport, and employment hubs.

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