



Ref: A40582NB46 Price: 299 800 EUR

agency fees included: 6 % TTC to be paid by the buyer (281 800 EUR without fees)

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





INFORMATION

Meyronne Town:

Department: Lot

Bed: 5

2 Bath:

IN BRIEF

Dordogne River.

Floor: 190 m²

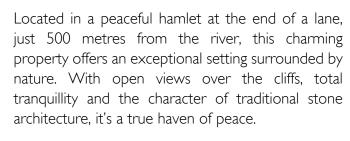
Plot Size: 5500 m²











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



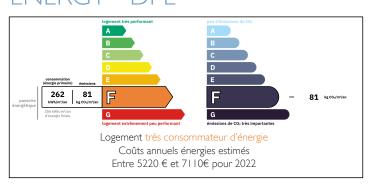






The house offers 5 bedrooms (one on the ground floor) and spacious interiors ready to refresh. Its outbuildings - a typical tobacco barn and a large agricultural hangar - offer great potential for conversion into a gîte, workshop or reception space. Perfect as a main residence or holiday home in the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

NERGY - DPF



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.





Ref: A40582NB46 Price: 299 800 EUR

agency fees included: 6 % TTC to be paid by the buyer (281 800 EUR without fees)



© LEGGETT immobilier



LOCAL TAXES

Taxe habitation: EUR

NOTES

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 pigeonnier): 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

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr