

Renovated house + 2 studios, reception room, (salt) pool, land of about 3.1 ha. Beautiful countryside views.



## INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	420 m <sup>2</sup>
Plot Size:	31 123 m <sup>2</sup>



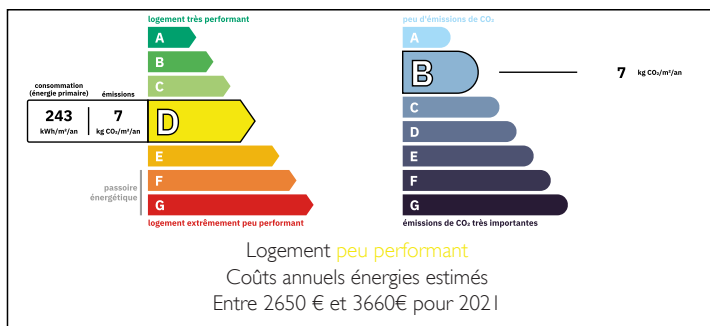
## IN BRIEF

Top quality property combining authenticity, charm and refinement.

On more than 3 hectares, with a dominant view, it is composed of a fully renovated main house, a barn with 2 studios (47 and 41m<sup>2</sup>) and in its centre a reception room of more than 90m<sup>2</sup> with a mezzanine that represents an additional space of 86m<sup>2</sup>. It has a large courtyard of 71 m<sup>2</sup>.

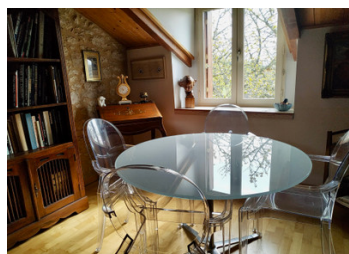
Outside you will enjoy the dominant open view over the Perigordian countryside. You can make your friends and family welcome in the central courtyard and around the pool friends.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Some additional information:

Main house: 230 m<sup>2</sup>.

The ground floor offers :

a 57m<sup>2</sup> room comprising fitted kitchen-living room with insert fire

a master suite with bathroom and shower space directly overlooking the pool

On the first floor, the living room and its Scandinavian stove is articulated around a bedroom of 26 m<sup>2</sup> with its shower room and a working space of 36 m<sup>2</sup>, which can easily become a complementary suite.

The barn, 346m<sup>2</sup> : also entirely renovated, offers several spaces, on both sides 2 studios of 41 m<sup>2</sup> and 47 m<sup>2</sup>.

In the centre a multipurpose space of 90 m<sup>2</sup> and its mezzanine of 86 m<sup>2</sup>. This space hosts a kitchen area, a wine cellar, a workshop, archives, dressing room for artists performing here, library lounge, work space, and a first garage.

The 12x6m swimming pool with rigid cover is in direct proximity to the main house and the master bedroom, and overlooks the countryside.

Finally, the independent garage of 66m<sup>2</sup>, wood frame, will shelter up to 4 cars, bikes and or motorcycles.

This is an absolute must to discover if you want to imagine a family life there, to receive family, friends or with commercial potential.

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