

Petit château in centre of Bergerac in grounds of more than 1 hectare with trees. Quiet location.



INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	416 m2
Plot Size:	15000 m2

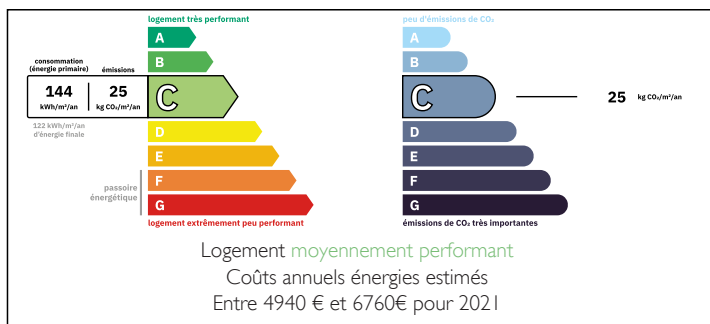
IN BRIEF

Charm, authenticity, high quality services:

Gentleman's residence of the XVIII century of 416 m².

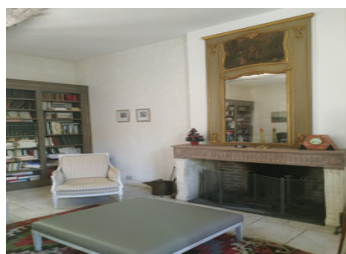
The grounds of 1.5 ha has mature trees, some of them classified, as well as a brook on the property limit.

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 foncière: 2900 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On the ground floor, in the inner courtyard section, a kitchen, a large living room, a conservatory, two bedrooms with private bathrooms, a boudoir, a relaxation area equipped with a sauna, an intimate living room.

In the park part, a reception room, a library and an office.

On the first floor, it is composed of a master suite with dressing room and bathroom with an access to the grounds, two children's bedrooms and a shower room.

A period outbuilding of 205 m² and a salt system swimming pool of 5 x 10 m² complete this property.

You will appreciate the proximity of the airport Bergerac-Roumaniere (less than 7 km) and the train station (2.5 km)

In detail:

GROUND FLOOR

Entrance 10.65m² view of park and stream
 Reception room 25.6m² ceiling height 3.65m
 Through room 14.2m²
 Library 30m² with functioning fireplace
 Office 13.2m² height 3.35m
 Kitchen 27.45m² glass roof 40.7m
 Laundry room 14.23m²
 Bedroom 1 - 14.61m²
 Shower room 5.4m²
 Hallway 8.93m²
 Toilet 2.7m²
 Living room 36.8m² pool view
 Relaxation room 26.9m²
 Boudoir 12.8m²
 Bedroom 2 - 11.80m²
 Bathroom 5.55m²

UPSTAIRS

Landing 4.71m² with period staircase