

Elegant town property with large enclosed landscaped garden and swimming pool, recently renovated



INFORMATION

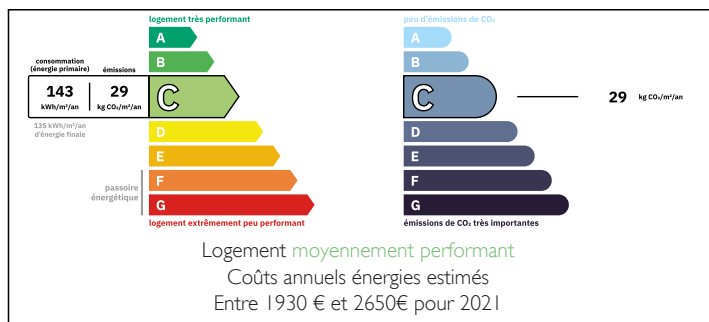
Town:	Bergerac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	205 m2
Plot Size:	2389 m2

IN BRIEF

A beautiful, impeccably maintained property located a stone's throw from a riverside footpath leading to the historic heart of the old Bergerac. The house is elegant and bright (4 bedrooms), beautifully presented and recently renovated. Benefiting from a large enclosed garden (2389m²) planted with trees and landscaped. Car port, large garden chalet/shed, and a 10 x 5 swimming pool, a town house close to all amenities of Bergerac.

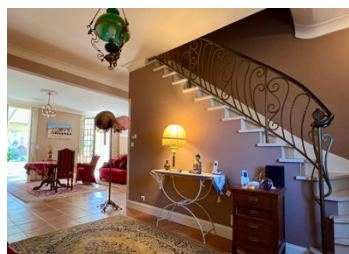


ENERGY - DPE



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

This luxury home benefits from town gas central heating and is established mainly on one level, with the master suite upstairs, it also has a large cellar,

The rooms:

Entrance hall (11.33 m²) opening onto the living room

Lounge and dining room (48 m²) with large French windows opening onto the garden and conservatory
Conservatory (17 m²)

Fitted kitchen (18.59 m²) with door to garden
WC (1.56 m²)

Bedroom 1 (16.11 m²) with en-suite shower room

Bedroom 2 (14 m²) with en-suite shower room

Bedroom 3 (21 m²) (separate) with shower room and WC

Laundry/storeroom (25.68 m²)

First floor

Bedroom (44 m²)

Bathroom (5.76 m²)

Dressing room (4.45 m²)

WC

Cellar with access to the outside and boiler room

Beautifully maintained and established garden

Terrace

Car Port

Swimming pool 10 x 5, salt, liner

Connected to mains drainage

Fibre

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