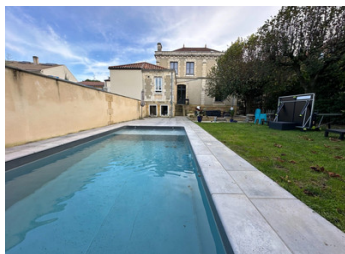


Property complex comprising a tastefully renovated town house and two flats, library area



INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	9
Bath:	7
Floor:	427 m2
Plot Size:	1310 m2



IN BRIEF

Property complex in the centre of Bergerac comprising a renovated maison bourgeoise and a new house.

The first comprises an Art Deco reception room, a dining room, a second living room that can be converted into a ground floor master suite with en suite shower room and a modern kitchen with access to the terrace/garden.

Upstairs is a master suite with dressing room and shower room, plus two further bright bedrooms and a bathroom.

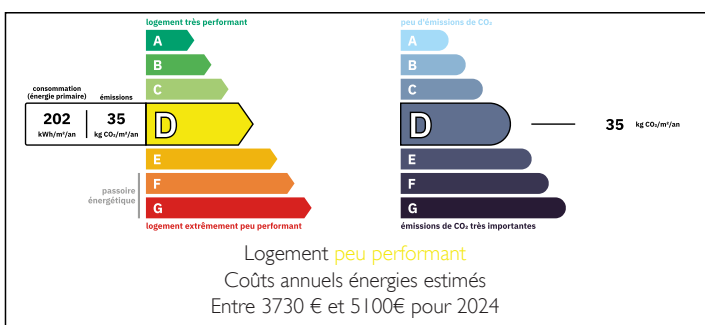
The attic offers a fourth bedroom, a study and a bathroom.

The garden level includes a bar, a laundry room, a workshop, a cellar and a converted room.

The exterior is intimate, with a lovely garden, heated swimming pool and terrace.

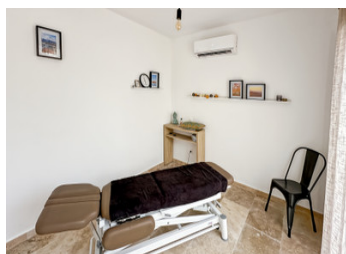
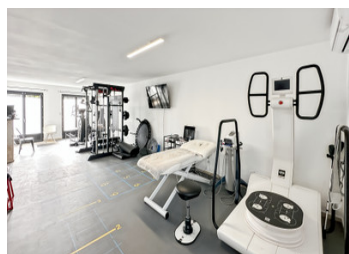
The contemporary house comprises 2 bedrooms, a living room opening onto the kitchen and 2 shower rooms on the ground floor.

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

Majestic Renovated Bourgeois House - A Prestigious Setting in the Heart of Bergerac

This exceptional residence, built in the early 20th century and renovated using the finest materials, combines timeless elegance with contemporary comfort. Located right in the centre of Bergerac, it boasts sumptuous volumes and refined features, ideal for a family home or a business project.

An exceptional interior

Right from the entrance, the tone is set with an art glass door that lets soft light filter into a majestic hall, enhanced by its original cement tiles and high ceilings.

- An Art Deco reception room, complete with period ceiling painting, delicately restored mouldings and refined fireplaces.
- A sumptuous dining room, adorned with elegant wood panelling and solid wood parquet flooring, ideal for receptions in a distinguished setting.
- A second sitting room, converted into a library, which can be transformed into a ground-level master suite with private shower room.
- A top-of-the-range modern kitchen, designed to combine comfort and style, with direct access to a sunny terrace and the garden.

Upstairs, a sleeping area that lives up to the prestige of the house:

- A spacious master suite with dressing room and private shower room.
- Two other bright bedrooms and an elegant bathroom.

The carefully converted attic space offers :

- An intimate and comfortable fourth bedroom.
- An office under the roof, ideal for teleworking in an inspiring setting.
- An additional bathroom, providing independence and practicality.