

Riverside Home for Sale in Dordogne with Views – Near Bergerac & Saint-Émilion



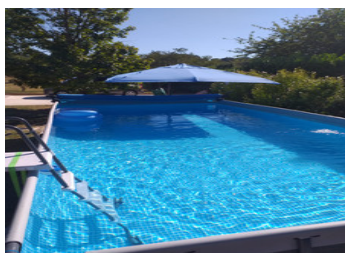
INFORMATION

Town:	Eynesse
Department:	Gironde
Bed:	6
Bath:	2
Floor:	167 m2
Plot Size:	5478 m2

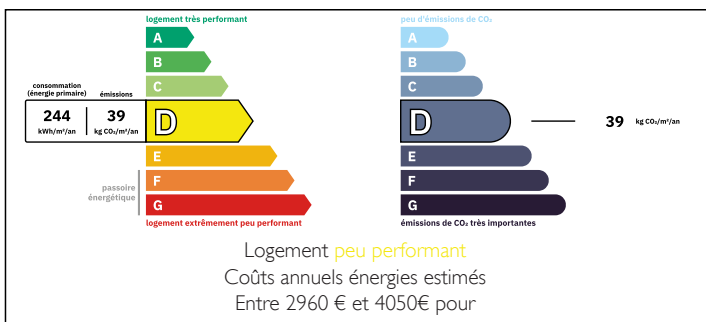
IN BRIEF

Charming riverside home near Bergerac & Saint-Émilion. 6 beds, direct river access, near golf & vineyards. Ideal family or holiday home!

Pretty, traditionnal built Perigordian-style stone house with 6 bedrooms ready to move straight into. Peaceful setting with Dordogne River frontage, and situated between Bergerac and Saint-Emilion, only 6km from a popular market town with all amenities.



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.



DESCRIPTION

This light-filled 6-bedroom home is ideally located in southwest France, nestled between Bergerac and the world-famous wine village of Saint-Émilion, just 6km from a lively market town with year-round activity. Set on over 5,400m² of land with private access to the Dordogne River, this is an ideal French countryside retreat — perfect as a permanent residence, holiday home, or rental investment.

Charming Light-Filled Home with Dordogne River Views – Between Bergerac & Saint-Émilion

This delightful, light and airy home enjoys a peaceful setting between Bergerac and the UNESCO World Heritage village of Saint-Émilion, just 6km from a vibrant market town known for its bustling year-round Saturday market.

Set on a generous 5478m² of land, the property offers uninterrupted views down to the Dordogne River, which can be directly accessed from the garden making it an idyllic spot for nature lovers and those seeking tranquillity.

The ground floor comprises:

An inviting entrance hall (10m²) with a beautiful wooden staircase, a WC (1.65m²), and built-in storage.

To the right, a fully equipped kitchen (10.46m²) flows into an L-shaped living room (42.5m²), complete with a wood-burning stove and French doors opening onto the garden – perfect for indoor-outdoor living.

To the left, a hallway (4m²) leads to three comfortable bedrooms (14.70m², 13.23m², and 11m²) and a shower room (4m²).

Upstairs, you'll find:

A hallway (3.50m²) giving access to three further

LOCAL TAXES

Taxe foncière: 912 EUR

Taxe habitation: EUR

NOTES