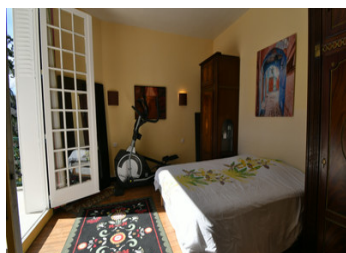


Manor house on wooded grounds with swimming pool in the center of Bergerac



## INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	250 m2
Plot Size:	2920 m2

## IN BRIEF

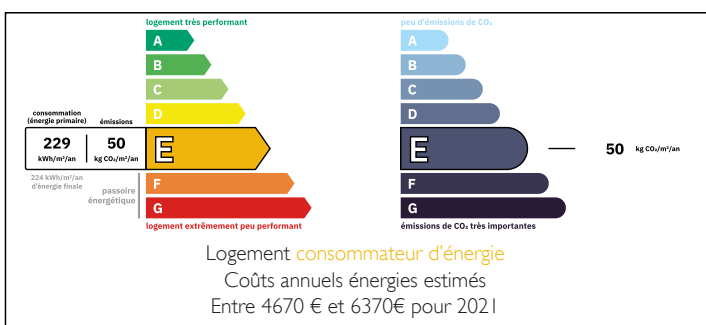
Former Bergerac powder mill director's house (1915-20) on a 3000m<sup>2</sup> plot.

Concrete manor , vast ground floor (living room, veranda/pool), master suite (terrace), 5 beds, office, baths/showers, convertible mezzanine.

Viessmann heating, heated pool, petanque, garage.

Small château near 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Own a Unique Piece of History: The Former Bergerac Powder Mill Director's House

Step into the legacy of the Bergerac powder mill, a landmark that played a vital role between 1915 and 1920.

Spanning an impressive 230 hectares, the site was a thriving community, featuring accommodations for 4,200 women and 6,000 men, a state-of-the-art hospital with 700 beds, three nurseries, and a primary school capable of hosting 400 children. At the heart of this bustling site, the Manor House served as the esteemed residence of the Director.

This distinguished property, constructed with robust reinforced concrete, stands as a testament to architectural integrity. The structure remains solid and free from any cracks, with significant upgrades completed in recent years including a roof renovation in 2012, modernized electrical systems, and under-floor insulation.

While the charm of its original wooden-framed windows has been preserved throughout most of the home, the top floor has been updated with practical PVC windows.

The Manor House - Four Levels of Sophistication and Versatility

Ground Floor:

The epitome of refined living. This level features a grand double living-dining room adorned with high ceilings, intricate moldings, and a charming bow window that invites natural light.

The space flows seamlessly into a veranda, providing direct access to the well-equipped kitchen and the stunning heated saltwater swimming pool. An office, which can also function as a bedroom, is complemented by a convenient WC.