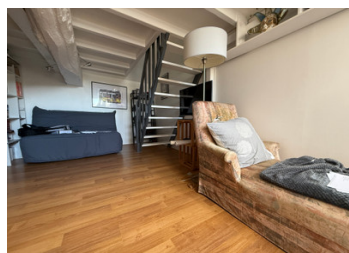
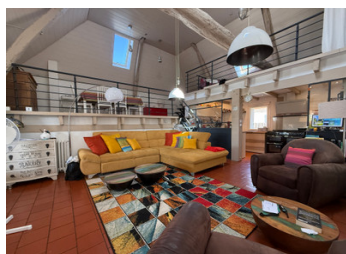


Unique countryside home on a 2929 m2 plot with pool and stunning views, 10 min from Bergerac



INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	164 m2
Plot Size:	2929 m2



IN BRIEF

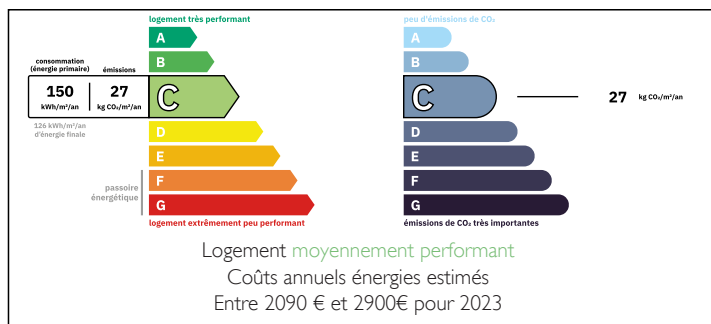
Charming and character-filled countryside home located in a quiet hamlet of Eyraud-Crepse-Maurens just 10 minutes from Bergerac and 15 minutes from its airport.

The main house features generous volumes, a cathedral-ceiling living room with wood stove, open-plan kitchen, mezzanine dining area, three bedrooms (one with exposed beams and office nook), dressing room, and utility spaces.

Enjoy outdoor living with a recently renovated 170 m² terrace (partly covered) and a 10x5 m saltwater pool with remote-controlled cover, ideally positioned facing southeast for optimal sun exposure.

A separate 15 m² guest studio offers added flexibility.

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

For lovers of unique and characterful homes, this one is truly special.

Tucked away in a peaceful hamlet surrounded by lush countryside, this captivating property is brimming with personality and generous volumes. From the moment you arrive, a charming front terrace sets the tone, leading into a striking living space where a cathedral ceiling and a wood-burning stove create a warm, airy atmosphere. The open-plan kitchen is ideal for entertaining, and a mezzanine above hosts an inviting dining area and a cosy TV lounge.

Spread across multiple levels, the home includes three bedrooms, one of which features beautiful exposed beams and a mezzanine office nook, along with a spacious dressing room, a shower room and separate WC. Practical additions such as a pantry and utility room ensure convenience for everyday living.

Outdoor living is equally impressive: a stunning 170 m² terrace, recently renovated and partly covered for comfortable evening meals, extends the living space and offers the perfect vantage point to admire the surroundings. The 10 × 5 m saltwater pool, complete with remote-controlled rolling cover, invites you to cool off while soaking in panoramic views of the countryside and enjoying ideal southeast exposure for sunlight all day long.

An independent 15 m² guest studio with bedroom, shower, WC and washbasin ensures privacy and comfort for visiting friends and family.

The expansive 2929 m² plot also includes a double garage (50 m²) with carport, a 35 m² workshop with loft storage, and even space to shelter a camper van.

Technology...

LOCAL TAXES

Taxe foncière: 922 EUR

Taxe habitation: EUR

NOTES