

Charming character home with guest cottage and pool on 3.6 ha woodland estate near Bergerac



## INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	4
Bath:	5
Floor:	218 m2
Plot Size:	36500 m2

## IN BRIEF

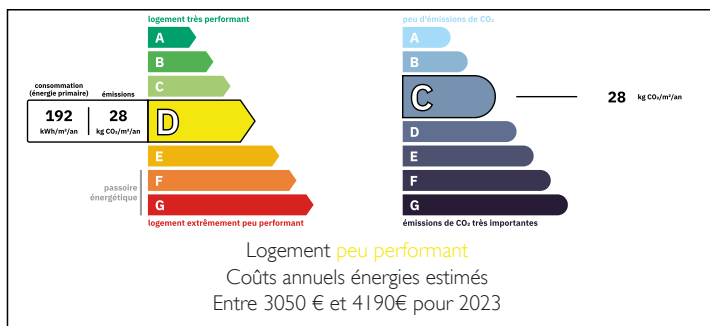
Exceptional Property at Bergerac's Doorstep: A Haven of Peace and Authenticity

This stunning 3.6-hectare estate is nestled in a lush, unspoiled park just minutes from Bergerac. Free from any nuisances, the main house beautifully blends character and modern comfort.

You'll be charmed by its generous volumes, single-level layout, and en suite bedrooms with private bathrooms. The spacious and light-filled living areas open onto a magnificent veranda with breathtaking views of the park and centuries-old oaks.

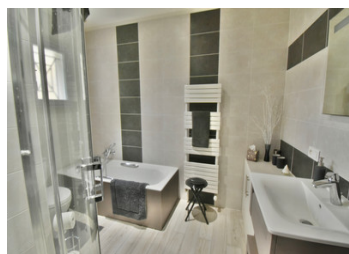
A guest house provides privacy for friends or family, with potential for refreshing to optimize comfort. The relaxation area, with a heated pool and high-quality retractable dome, invites peaceful moments throughout the seasons.

## 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

Charming character home with guest cottage and pool on 3.6 ha woodland estate near Bergerac

Set at the gateway to Bergerac, this exceptional 3.6 hectare property offers rare privacy and tranquility in a beautifully wooded park. Perfectly combining authenticity with modern living, the main residence is ideal for people seeking a peaceful countryside retreat in the Dordogne.

Main House : Bright Interiors & One-Level Living

Boasting generous volumes, the 44.55 m<sup>2</sup> living room and 21.65 m<sup>2</sup> fully equipped kitchen with central island create a welcoming atmosphere for family life or entertaining.

Three ground-floor bedrooms (12.50 m<sup>2</sup>, 12.50 m<sup>2</sup> and 22.85 m<sup>2</sup>) each feature en suite bathrooms, ideal for a comfortable, single-level lifestyle.

A sun-drenched veranda opens onto stunning views of the landscaped park dotted with century-old oaks.

Upstairs, a 21.70 m<sup>2</sup> office with WC and basin offers potential for an additional en suite bedroom.

Additional highlights include a 40.60 m<sup>2</sup> garage, an 18 m<sup>2</sup> utility room, and gas central heating.

Guest House, Heated Pool & Tranquil Setting

The 39.60 m<sup>2</sup> guest cottage includes a lounge, kitchen, bedroom, and bathroom, ideal for hosting friends or for seasonal rental potential. A light renovation could optimize comfort.

Enjoy year-round swimming thanks to the heated pool with a quality retractable dome just perfect for extended use during spring and autumn.

A Rare Find in the Dordogne Real Estate Market