

Stone House in Bergerac : 280 m , 2 units, pool-ready land, ideal for big family, rental or professional use

EXCLUSIVE



## INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	277 m2
Plot Size:	1900 m2

## IN BRIEF

Bergerac - Charming House with Great Potential

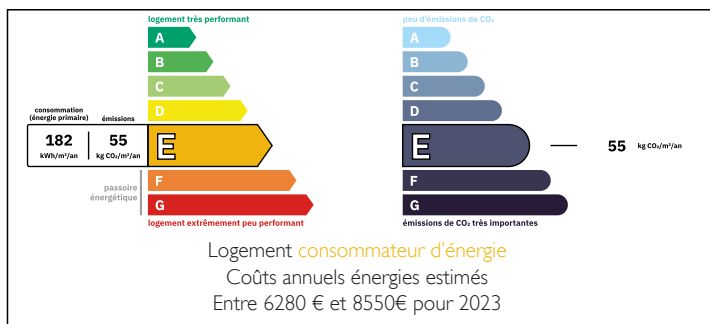
Ideally located near shops, schools, the train station, and airport, this spacious 280 m<sup>2</sup> stone house is set across two independent levels. It features 5 bedrooms, 3 bright living/dining rooms, 2 semi-equipped kitchens, 1 bathroom, and 1 shower room.

The 1900 m<sup>2</sup> tree-lined garden is buildable and pool-ready.

Ideal for two households, rental income, or a professional activity (tea room, wellness practice, etc.).

Full of character and versatility in the heart of Bergerac, with excellent rental potential and multiple development possibilities.

## 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 House with Versatile Potential in Bergerac

Looking for space, character, and flexibility? This beautiful stone-built home, constructed in 1971, might just be the perfect match.

Located on the outskirts of Bergerac, within easy walking distance of shops, schools, the train station, and just minutes from the airport, this spacious property offers approximately 280 m<sup>2</sup> of living space across two levels, ideal for a large family, dual households, or a mixed residential/professional setup.

The home features:

- 5 generous bedrooms
- 3 welcoming living/dining areas
- 2 semi-equipped kitchens (great for potential dual occupancy)
- 1 full bathroom and 1 shower room

Outside, the 1900 m<sup>2</sup> garden is a rare gem: tree-lined, buildable, and pool-ready, offering endless possibilities for relaxation, landscaping, or even additional construction.

Whether you're looking to create two independent living spaces, develop a small business (tea room, wellness center, paramedical office, etc.), or invest in a highly rentable property, this home offers outstanding rental potential and room to grow.

Why you'll love it:

- Authentic stone architecture and large living spaces
- Flexible layout for personal or commercial use
- Buildable and pool-friendly garden
- Prime location close to all amenities
- Strong investment opportunity in a sought-after area

Ready to explore the endless possibilities this property holds?