

## Beautifully Renovated Property with Pool in Peaceful Hamlet



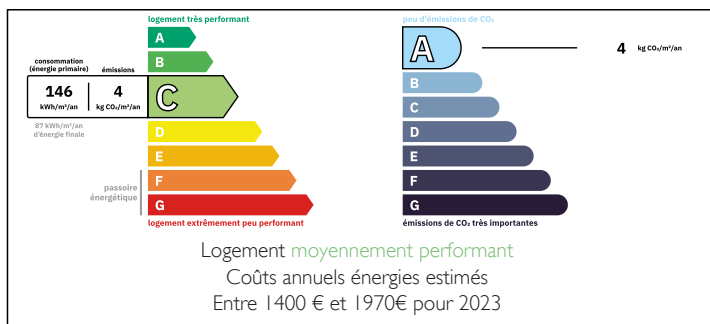
## INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	157 m2
Plot Size:	6172 m2

## IN BRIEF

This renovated property located between Lalinde and Bergerac offers 157 m<sup>2</sup> of comfortable living with 4 bedrooms, 3 bathrooms, a south-facing terrace, and a private pool surrounded by woodland. Set on over 6,000 m<sup>2</sup> of land with garages and a workshop, it is a private countryside retreat, equally suited as a family home or holiday getaway.

## 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

Tucked away in a peaceful hamlet between Lalinde and Bergerac, this beautifully renovated property offers comfort, character, and privacy in an idyllic countryside setting. With no overlooking neighbours and views across its own grounds and surrounding woodland, it is a true retreat in the Dordogne.

The main living area is light-filled and welcoming, with a spacious lounge and dining room centred around a fireplace, opening directly onto the south-facing terrace. The modern, fully equipped kitchen also connects to the terrace, making it perfect for indoor-outdoor living and summer entertaining. A practical pantry/laundry room and service entrance with access to the garage add everyday convenience. On the same level, you'll find a bright bedroom with direct terrace access, a bathroom with both shower and bath, and a separate WC.

Upstairs, two separate wings offer flexible accommodation: one side includes a landing/office space, bedroom, and shower room with WC; the other features a large bedroom with dressing room, an additional bedroom, and another shower room with WC — ideal for family, guests, or even a private workspace.

Set within 6,172 m<sup>2</sup> of land, the outdoor spaces are equally inviting. The pool enjoys a private, natural outlook over the gardens and woodland, with plenty of space to relax and entertain. Two garages and a 50 m<sup>2</sup> workshop/storage area provide excellent utility.

Practical features include double-glazed PVC windows with wooden shutters, heat pump heating with reversible air conditioning, a fireplace, and a water softener — ensuring year-round comfort...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES