

## Elegant Character Home in the Heart of Mussidan, close to Bergerac

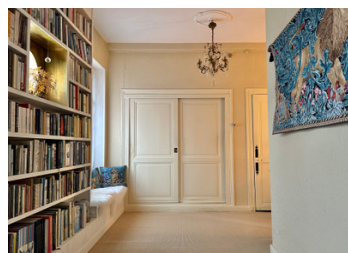


## INFORMATION

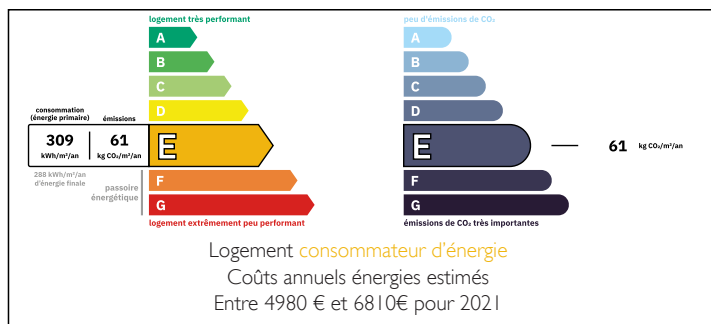
Town:	Bergerac
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	282.5 m2
Plot Size:	1251 m2

## IN BRIEF

Early 20th century character home with 6 bedrooms, romantic garden, 100 m<sup>2</sup> basement, just 25 minutes from Bergerac. Combining period authenticity with modern comfort, it stands out for its central location and refined atmosphere.



## 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 foncière:** 1456 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Located in the very center of Mussidan, just 25 minutes from both Bergerac and Périgueux, this elegant early 20th century residence delights with its historic character seamlessly blended with modern comfort. With shops, schools, train station, and quick access to the A89 motorway all within walking distance, the setting offers a rare mix of convenience and tranquility.

Spread over four levels, including a spacious basement of around 100 m<sup>2</sup>, the property offers generous volumes and a refined atmosphere.

A welcoming entrance, adorned with original cement tiles, leads into two elegant living rooms—the first with a stone fireplace, the second with a marble fireplace. The dining room connects directly to a stunning, fully equipped modern kitchen. This floor also includes a bedroom with dressing room and a bathroom.

A graceful staircase leads to a large landing giving access to two spacious bedrooms: one with a dressing room, the other with its own private bathroom.

The upper floor continues with three further bedrooms, one featuring a balcony, as well as a former bathroom that could easily be refurbished. A loft space lies above.

The impressive vaulted basement offers countless possibilities: authentic wine cellar, workshops, laundry room, storage rooms, and even a bar area. A rare asset for those who value both conviviality and practicality.

The landscaped garden, at once romantic and intimate, is organized in terraced levels, with the feel of an English garden. Fountains, a pond, a garden pavilion, and shaped topiary all create a poetic and soothing ambiance. A terrace...