

Confidential riad in Bergerac: unique charm, ideal location, strong rental income potential



## INFORMATION

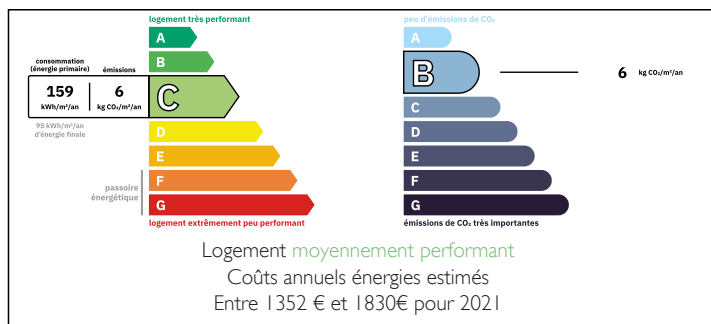
|             |          |
|-------------|----------|
| Town:       | Bergerac |
| Department: | Dordogne |
| Bed:        | 2        |
| Bath:       | 2        |
| Floor:      | 126 m2   |
| Plot Size:  | 583 m2   |



## IN BRIEF

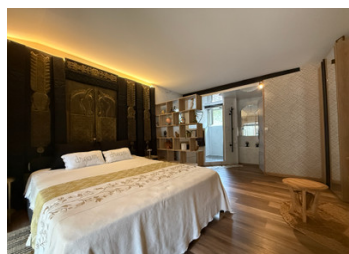
Unique single-storey home in Bergerac, near town, shops and airport. 126 m<sup>2</sup> around a central patio with 6x3 pool. 2 bedrooms, study, convertible workshop, enclosed 583 m<sup>2</sup> garden with pond, garage and parking. Absolute privacy and tranquillity. Ideal for full-time living or seasonal rental.

## 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

Just a short walk from Bergerac's vibrant town centre, this rare and characterful property offers an exceptional lifestyle: absolute tranquillity, no overlooking neighbours and immediate access to shops, schools, the train station (2 km), airport (5 km) and the Dordogne river.

Inspired by Gallo-Roman architecture, the fully renovated single-storey house offers approx. 126 m<sup>2</sup> of living space, with every room opening onto a central patio, the heart of the home, featuring a 6x3 m pool with massage jets.

The layout includes:

- A master suite with private shower room
- A guest bedroom with its own shower room and WC
- A spacious, light-filled living room
- A fully equipped kitchen
- A study, utility room, pantry
- A workshop that could be converted into a third bedroom or independent studio

Outside, the garden of 583 m<sup>2</sup> is fully enclosed and offers a fish pond, covered terrace next to swimming pool.

Modern comforts include efficient heating, double glazing and a secure, serene environment.

Ideal as a main residence, second home or seasonal rental investment.

A unique and enchanting property, where every detail invites relaxation and escape in one of Bergerac's most sought-after neighbourhoods.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>