

Renovated Périgourdine with charm, 218 m living space, large garage, private garden near Bergerac

EXCLUSIVE



## INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	218 m2
Plot Size:	2539 m2

## IN BRIEF

Just 10 minutes from Bergerac, this renovated Périgourdine offers 218 m<sup>2</sup> of living space (232 m<sup>2</sup> usable) on a private 2,539 m<sup>2</sup> plot.

The ground floor includes 2 bedrooms (3rd possible), fitted kitchen, dining room, living room, 2 shower rooms, WC, utility.

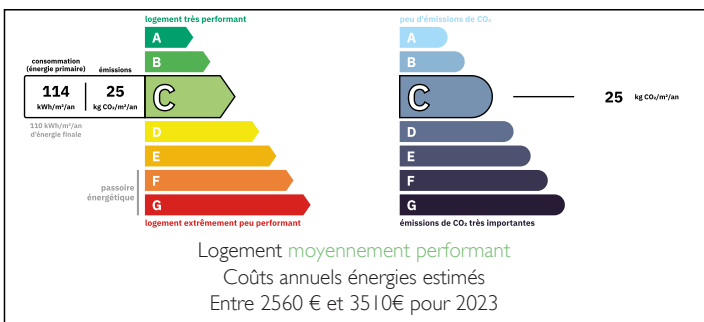
Upstairs: 2 bedrooms (3rd possible), mezzanine, shower room, WC.

Features include exposed beams, stonework, fireplace, double glazing, oil heating, solar panels, and a 70 m<sup>2</sup> garage suitable for professional use.

Energy rating: C.

Nice setting with easy access to Bergerac train station, airport, shops and schools.

## ENERGY - DPE



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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

Located in the peaceful commune of Eyraud-Crempse-Maurens, just 10 minutes from Bergerac, this elegant Périgourdine-style home offers 218 m<sup>2</sup> of living space (232 m<sup>2</sup> usable), combining timeless charm with modern comfort.

Renovated in 2006–2007, the property showcases quality materials and authentic features: exposed beams, natural stone, trusses and a fireplace create a warm, character-filled atmosphere.

The ground floor includes two bedrooms (with the possibility of a third), two shower rooms, a fitted kitchen, dining room, cosy living room, utility/boiler room and separate WC.

Upstairs, two additional bedrooms (third possible), a mezzanine, a third shower room and another WC complete the layout.

A spacious 70 m<sup>2</sup> garage offers excellent potential for a professional activity, workshop or generous storage.

Set on a 2,539 m<sup>2</sup> enclosed plot with no overlooking neighbours, the garden offers privacy and is suitable for a swimming pool.

The property is equipped with oil-fired central heating, double glazing, solar panels and a well, contributing to comfort and energy efficiency. The energy rating is C (DPE and GES), which is rare for a home of this vintage.

The location provides easy access to Bergerac's train station, airport, shops, schools and essential services, all within 15 minutes.

Whether you're seeking a family home, a second residence or a base for a business project, this versatile and characterful property adapts to your lifestyle in the heart of the Périgord.

## LOCAL TAXES

Taxe foncière: 751 EUR

Taxe habitation: EUR

## NOTES