

Contemporary 210 m villa with view, garages, 5 minutes from Bergerac and airport



INFORMATION

Town:	Cours-de-Pile
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	210 m ²
Plot Size:	4024 m ²

IN BRIEF

Just 5 minutes from Bergerac and its international airport, this contemporary 210 m² villa offers generous volumes, natural light and a peaceful setting with open views over the countryside and two ponds.

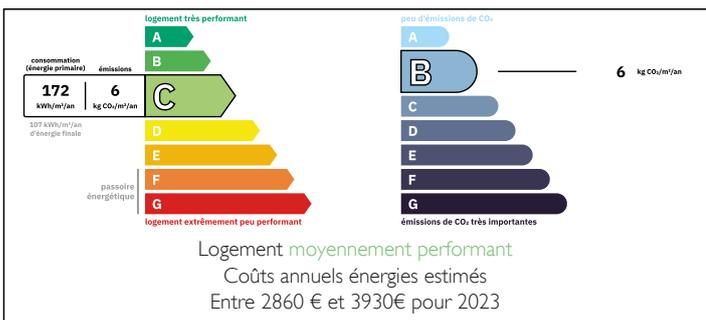
The main living area features a cathedral ceiling and wood-burning insert, opening onto a fully equipped kitchen, four bedrooms, and two shower rooms.

The 4000 m² landscaped garden includes two terraces (north and south-facing) for all-day outdoor enjoyment.

Two 50 m² garages provide ample space for vehicles, storage or workshop use.

Ideal as a primary or holiday residence, this property combines modern comfort, privacy and immediate access to shops, services, and transport links.

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

In a peaceful and green environment, this contemporary villa of 210 m² offers an exceptional lifestyle, combining modern comfort, generous volumes and panoramic views of the surrounding countryside.

Set on a beautifully landscaped 4000 m² plot, the property is bathed in natural light and designed for easy indoor-outdoor living.

The main living space impresses with its cathedral ceiling, wood-burning insert, and large windows opening onto the garden. The fully equipped kitchen integrates seamlessly into the layout.

Four comfortable bedrooms and two modern shower rooms provide a practical and welcoming layout for family life or entertaining guests.

Outdoors, two terraces (one facing north, the other south) allow you to enjoy the sun or shade throughout the day.

Two large garages (approx. 50 m² each) offer excellent storage or workshop potential.

Located just 5 minutes from Bergerac's shops, restaurants, and international airport, this rare property offers the perfect balance of tranquility, accessibility, and elegance.

Room-by-room surface breakdown :

- Entrance hall: 5.76 m²
- Open-plan kitchen: 11.10 m²
- Living and dining room: 77 m²
- Master suite (walk-in closet, bedroom, bathroom): 32.27 m²
- Night hallway: 12.14 m²
- Bedroom 1: 18.80 m²
- Bedroom 2: 13.20 m²
- Bedroom 3: 13.20 m²
- Bathroom: 7.88 m²

LOCAL TAXES

Taxe foncière: 2065 EUR

Taxe habitation: EUR

NOTES