

## Stone property with pool and outbuildings on 2.9 ha near Bergerac



## INFORMATION

|             |                        |
|-------------|------------------------|
| Town:       | Eyraud-Crempse-Maurens |
| Department: | Dordogne               |
| Bed:        | 5                      |
| Bath:       | 2                      |
| Floor:      | 176 m2                 |
| Plot Size:  | 28781 m2               |

## IN BRIEF

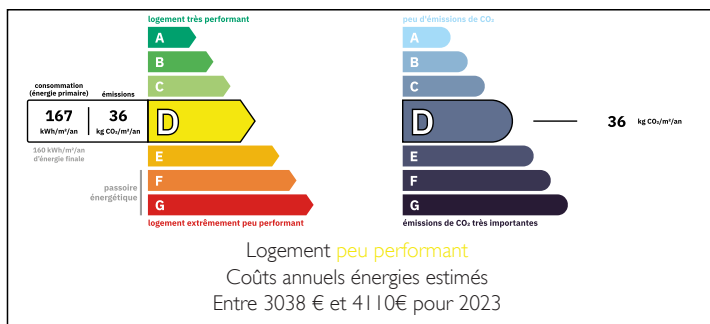
Just 15 minutes from Bergerac, this charming stone property offers peace and privacy on nearly 2.9 hectares of land, including a meadow suitable for horses.

The main house provides approx. 176 m<sup>2</sup> of living space with a spacious kitchen, cozy living room with fireplace, bathroom with bath and shower, and four bedrooms including one with dressing. A versatile 20 m<sup>2</sup> room completes the layout.

An adjoining independent apartment welcomes guests or family, with living room, kitchenette, bedroom, and shower room, opening directly onto the pool enclosed by a stone wall.

Outbuildings include a large barn adapted for a camper van, a double garage, and multiple storage areas.

## 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

Nestled in the Dordogne countryside, just 15 minutes from Bergerac, this stone-built property combines authentic Périgord character with modern amenities.

Set on nearly 2.9 hectares, including a meadow ideal for horses, it offers a rare opportunity to enjoy space, privacy, and versatility in a bucolic environment.

The main house provides approx. 176 m<sup>2</sup> of living space.

The welcoming kitchen with wood-burning stove sets a convivial tone, while the living room with fireplace-insert creates a warm atmosphere.

The night area includes four bedrooms, one with dressing, and a bathroom with both bath and shower.

A versatile 20 m<sup>2</sup> room adds flexibility, suitable for office, playroom, or guest space.

Adjoining the house, an independent apartment is a major asset. It features a living room with kitchenette, a bedroom, and a shower room with WC. This unit opens directly onto the pool, enclosed by a stone wall, ensuring privacy and safety. Perfect for hosting family, friends, or seasonal rentals, it enhances the property's potential.

The exterior is equally appealing.

The 28,781 m<sup>2</sup> plot includes a meadow for horses, a terrace of 20 m<sup>2</sup>, and a swimming pool ideal for summer relaxation.

Outbuildings are extensive: a large barn with opening suitable for a camper van, a double garage, and multiple storage areas. These spaces allow for workshops, leisure activities, or professional projects.

## LOCAL TAXES

Taxe foncière: 1200 EUR

## NOTES