

## Renovated Dordogne estate with successful gîte business, pool & private grounds near Bergerac

EXCLUSIVE



## INFORMATION

Town:	Eyraud-Crempse-Maurens
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	233 m <sup>2</sup>
Plot Size:	5000 m <sup>2</sup>



## IN BRIEF

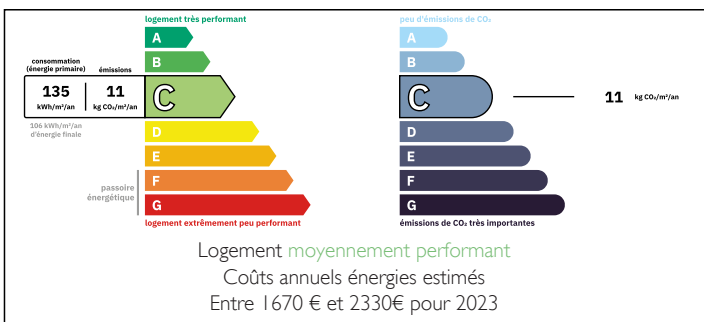
Located in a peaceful and private setting just minutes from Bergerac and its international airport, this elegant Dordogne property offers an exceptional combination of lifestyle, privacy, and rental income potential.

The estate includes a fully renovated main house of approx. 116 m<sup>2</sup> and an independent gîte of approx. 117 m<sup>2</sup>, already operating as a successful holiday rental business.

Set within more than 5,000 m<sup>2</sup> of fully enclosed landscaped grounds, the property enjoys a peaceful environment making it ideal as a permanent residence, second home or investment.

Outdoor living is a key feature, with terraces, an 11 x 5 m swimming pool and gardens creating a perfect setting for relaxation.

## 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 highly sought-after Périgord Pourpre region, this charming property enjoys a peaceful countryside setting while remaining just minutes from shops, services, and the international transport links of Bergerac. It offers a rare and highly desirable combination: a comfortable, move-in-ready main residence and an already established holiday rental business.

Set within more than 5,000 m<sup>2</sup> of fully enclosed, mature landscaped grounds, the property benefits from an exceptional level of privacy. Mature trees, thoughtfully arranged outdoor spaces, and the positioning of the buildings create a true green haven, where tranquillity and discretion are key features.

The main house, fully and tastefully renovated, offers approximately 116 m<sup>2</sup> of living space. Careful attention has been given to preserving its authentic Dordogne character while integrating modern comfort and high-quality finishes.

The living areas are centred around an open-plan fitted kitchen and dining space, complemented by a welcoming lounge with a pellet stove. A few steps lead to a second, particularly bright living room featuring travertine flooring and open views over the garden.

Upstairs, the property offers a stylish air-conditioned principal suite with a private bathroom. Two additional bedrooms and a modern shower room provide comfortable accommodation for family and guests.

Additional practical spaces include a utility room, pantry, and storage areas, enhancing the functionality of the home.

Outside, several terraces invite outdoor living throughout the day, allowing full enjoyment of the peaceful surroundings. The grounds act as a natural extension of the living space and offer excellent potential for landscaping or further enhancement.

## NOTES