

## Exceptional Medieval Estate in the Dordogne – Character Property with Guest House and Swimming Pool



## INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	540 m2
Plot Size:	8546 m2



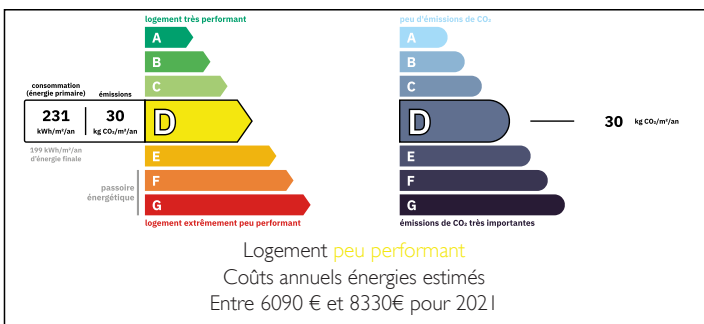
## IN BRIEF

This medieval property, with its earliest structures dating back to the 14th century, has gracefully stood the test of time while preserving its authentic character. Carefully restored and enhanced over the years, it now beautifully combines the charm of original stonework with light-filled, contemporary volumes, offering a truly unique living environment where history meets modern comfort.

A rare property distinguished by its generous spaces, flexibility, and potential. It stands out as much for its architecture as for the diversity of its interiors, offering multiple possibilities: a refined family residence, an elegant country estate, or a high-end hospitality project.

\*\* Video and 3D tour available on request \*\*

## 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

Property layout

(All surface areas are provided for guidance only)

Ground floor:

- Spacious entrance hall: 26.6 sqm
- Guest WC with washbasin: 3.2 sqm
- Utility room: 5.5 sqm
- Living / dining room with fireplace: 80.6 sqm (ceiling height: 6.4 m)
- Kitchen: 35.8 sqm (ceiling height: 3.3 m) and fireplace
- Veranda: 16.2 sqm
- Laundry room: 19 sqm
- Shower room with WC: 5.5 sqm

First floor:

- Large mezzanine: 63.5 sqm
- Master bedroom suite: bedroom: 27.7 sqm with fireplace and full bathroom (bath, shower, WC): 10.7 sqm
- Office in veranda: 6.5 sqm + adjoining storage / dressing room
- Terrace: 10 sqm
- Additional bedroom: 18.5 sqm

Second floor (converted attic spaces):

- Mezzanine: 26.5 sqm
- Ensuite bedroom comprising: bedroom: 27.3 sqm and shower room with WC and shower: 3.9 sqm
- Large living / leisure space: 55.3 sqm (ceiling height: 5 m)
- Bedroom: 25.2 sqm

Adjoining connected apartment:

Ideal for hosting family and friends, rental purposes, or developing a hospitality project.

Ground floor:

- Living area with open-plan kitchen and wood-burning stove: 34.5 sqm
- Suite comprising bedroom: 18 sqm, bathroom: 5.5 sqm, separate WC: 1.4 sqm

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES