

Character Property with Independent Apartment, Pool and Large Grounds

EXCLUSIVE



INFORMATION

Town:	La Force
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	190 m ²
Plot Size:	6800 m ²

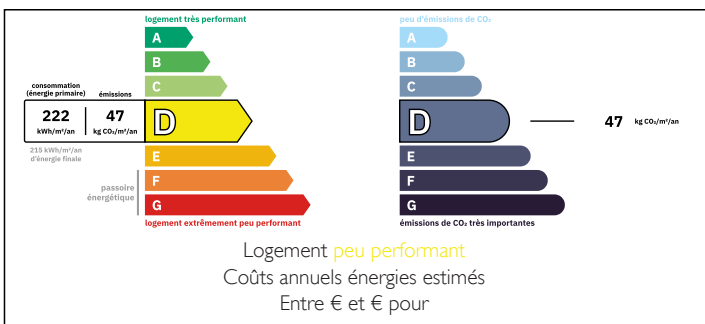
IN BRIEF

Character home with pool and rental apartment

4-bedroom property on 6,784 m² of land with pool and independent apartment.

Quiet location close to Bergerac.

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

Located in a peaceful residential environment close to Bergerac and local amenities, this spacious character property dating from 1900 offers approximately 190 m² of living space set on a generous plot of land.

The property combines generous volumes, outdoor space and rental potential, making it ideal for family living, a lifestyle project or an investment opportunity.

The accommodation includes:

- A spacious 42 m² living room
- A large kitchen and dining area
- Four bedrooms
- Two shower rooms
- Two WCs
- Additional utility and storage spaces
- Two reception/lounge areas

A major advantage of the property is the independent apartment currently rented at approximately €500 per month, providing immediate rental income potential.

Outside, the property benefits from:

- Landscaped grounds of approximately 6,784 m²
- Swimming pool
- Open garden views
- Mature outdoor spaces with further development potential

Additional features:

- Detached house
- South-facing exposure
- Quiet setting without direct overlooking
- DPE rating: D

Located close to schools, shops and transport links, this property offers an excellent balance between

LOCAL TAXES

Taxe habitation: EUR

NOTES