

Character property of 162m with swimming pool and 7,940m wooded grounds near Bergerac



INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	7940 m2

IN BRIEF

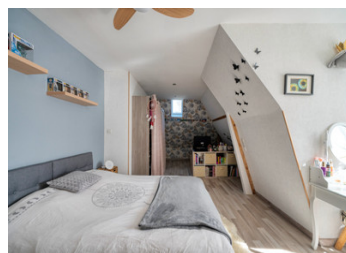
Close to Bergerac, this character property offers approximately 162.5m² of living space, set in 7,940m² of mature grounds with swimming pool, orchard and woodland.

The house provides generous living areas, 4 bedrooms, one currently used as an office, 2 bathrooms/shower rooms and 2 WCs.

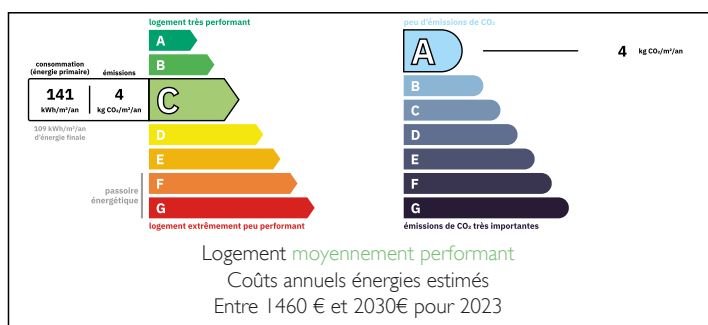
A double garage, cellar, storage areas, well and equipped greenhouse complete the property.

Heat pump, wood-burning insert, photovoltaic panels, thermodynamic water heater, water softener, double glazing and fibre internet. Energy rating C.

More photos available on request!

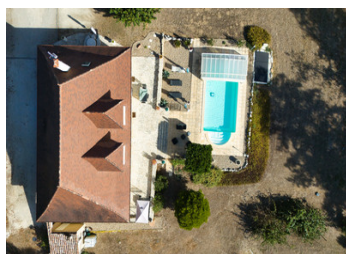


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 2928 EUR

NOTES

DESCRIPTION

Located close to Bergerac, this character property offers approximately 162.5m² of living accommodation, set within attractive grounds of 7,940m² with a swimming pool, while remaining within easy reach of shops, services and transport links.

GROUND FLOOR

A through entrance hall provides access to the main living areas. The living room benefits from south-facing openings overlooking the swimming pool, while the separate dining room provides an additional reception space.

The separate kitchen offers generous space for everyday family life.

This level also comprises two bedrooms, one currently used as an office, a bathroom equipped with both a bath and shower, a separate WC, and numerous built-in storage cupboards along the hallway.

FIRST FLOOR

Upstairs are two further bedrooms, a shower room and a second WC.

Several additional insulated areas offer interesting potential for further accommodation and could be used or converted according to requirements as an additional bedroom, home office, library, games room or leisure space.

GROUNDS & OUTBUILDINGS

The 7,940m² grounds include ornamental trees, an orchard and a wooded area. The swimming pool provides an attractive outdoor space close to the house.

A double garage, cellar, several storage areas and a well provide useful additional facilities.