

Beautiful 4-bedroom house, beautifully renovated with lovely 1 bedroom gite, large barn and swimming pool,



INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	285 m2
Plot Size:	41619 m2

IN BRIEF

Large family home which is A rated and economic to run with underfloor heating throughout the 4 bedroom new extension.

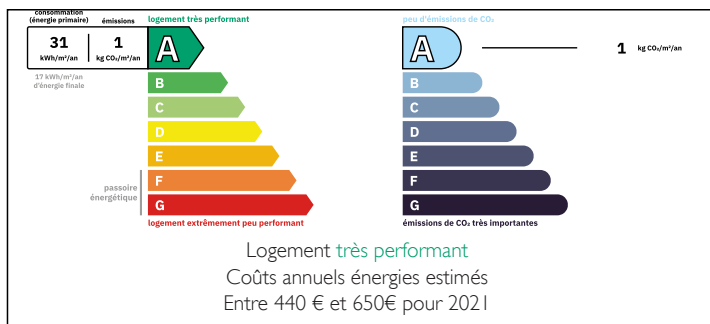
The house has been completely and lovingly renovated and extended over the last few years with no expense spared, the attention to detail and the materials used are of the highest quality. The flow and light of the house is fantastic throughout and the huge kitchen/living/dining area is perfect for a family as well as a great entertaining space!

Outside the garden is charming, the beds are well stocked and the paddocks are post and rail fenced. The huge covered terrace with its douglas fir beams is a great space to relax and enjoy long summer evenings.

This house really does have it all! Beautiful grounds, stunning house, great location, and a pretty annex/gite for...



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.



LOCAL TAXES

Taxe foncière: 1059 EUR

NOTES

DESCRIPTION

Large family home which is A rated and economic to run with underfloor heating throughout the 4 bedroom new extension. This part is an individually designed new build (finished in 2020) made in an older Perigordine style to blend in with the original part which is now a 1 bedroom self contained apartment, all modernised but nearly 300 years old.

The main house is set over 3 levels with underfloor heating throughout heated by hot water via the heat exchanger.

The house was built with a timber frame construction in a Perigordine style so beautiful exposed timber beams throughout.

The Main House comprises:

Ground Floor Entrance Hall: Approx 14m² Double doors lead to a large hall with exposed beams, tiled flooring, and a striking oak staircase with handmade steel balustrades. WC with handbasin.

Kitchen/Lounge/Dining area: Approx 75m² beautiful 2-toned grey handbuilt kitchen with large island with double sink and Brazilian granite worktops, further sink, tiled floor throughout. Double doors lead to a large covered terrace. There are 2 further sets of double doors which flood the room with light. Wood burning stove.

Utility Room: Approx 16m² Plenty of workspace, overhead and base units for storage. Butler sink with Granite surround, also houses boiler and large fridge freezer with door leading to the back garden to a large vegetable patch.

First Floor All flooring on the first floor is 4mm oak veneer flooring with underfloor heating.

Bedroom:...