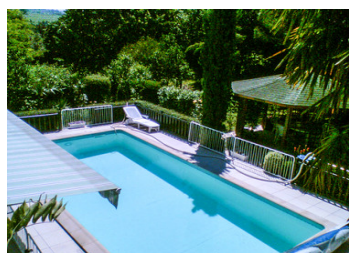


Charming architect-designed house with large enclosed garden and swimming pool 12km from Bergerac



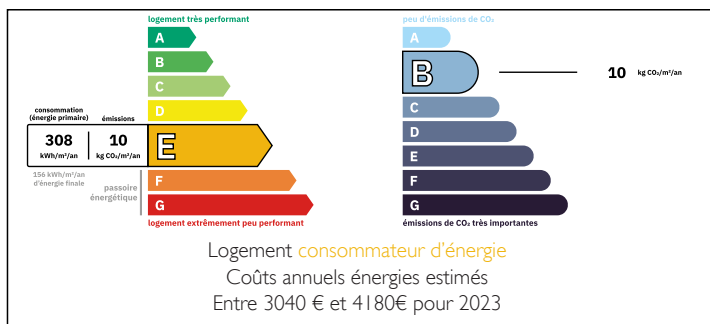
INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	4
Bath:	0
Floor:	141 m2
Plot Size:	5249 m2

IN BRIEF

Situated south of Bergerac in a peaceful setting overlooking beautiful views, this pretty house dating from the 80s comprises a large living room opening onto the conservatory and garden, a dining room with fitted kitchen, four bedrooms, one of which has a shower, and a bathroom. The garden is fully fenced, beautifully planted with trees and flowers and also has a swimming pool and a car port. Situated in a village with restaurant, and only 12km from 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

The rooms:

Entrance hall (8.83 m²) with door to cellar

Small sitting room/sewing room (7.88 m²)

Utility room (4.87 m²)

A few steps lead up to the living room, garden level

Sitting room (31 m²) with high ceilings, fireplace, glazed doors to conservatory, garden and swimming pool

Dining room (17.42 m²) with French doors to conservatory and garden

Kitchen (8.28 m²)

Veranda (17.84 m²)

Bedroom 1 (13.78 m²)

Bedroom 2 / Study (10.13 m²)

Bathroom (4.75 m²)

WC (1.53 m²)

First floor The two bedrooms have access to a balcony overlooking the garden and the green views!

Landing (1.98 m²)

Bedroom 3 (12.03 m²) with shower and washbasins

WC (1.15 m²)

Bedroom 4 (11.35 m²)

Outside

5249 m² of parkland

Kiosk/terrace

Carport for two cars

Automatic gate with camera

Swimming pool 8 x 4 (Liner redone 2025)

Cellar (37 m²)

LOCAL TAXES

Taxe foncière: 1593 EUR

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>