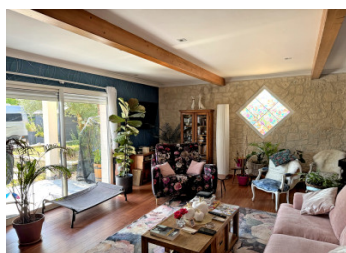
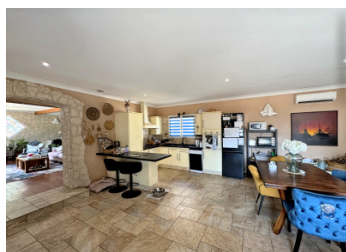


Modern Villa with income producing second home near Bergerac

EXCLUSIVE



INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	243 m2
Plot Size:	3441 m2

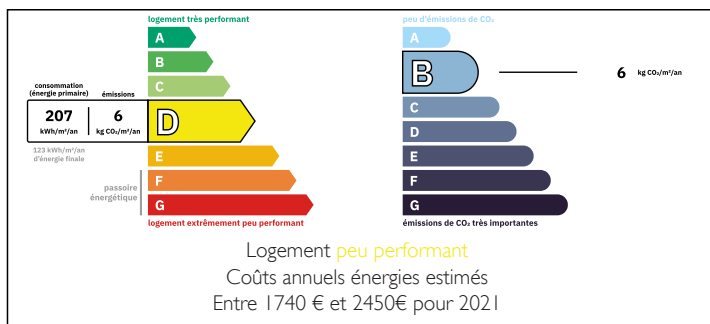
IN BRIEF

A rare opportunity to acquire a spacious modern villa together with a second detached home that is currently let, providing an immediate rental income of €750 per month. The tenancy is in place for approximately another 2½ years, making this an attractive proposition for buyers seeking both a comfortable home and an established income.

The main villa offers generous living accommodation with three bedrooms, including a principal suite with dressing room and balcony. The second house, completed recently, provides four bedrooms and is currently occupied by tenants, creating a ready-made investment from day one.

Outside, the manageable grounds include extensive parking, gardens, a vegetable plot, outbuildings and a wooden chalet beside the solar-heated saltwater plunge pool.

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

Villa; front door leading into porch then into 40m² kitchen diner with wood burner and wall mounted heater/air conditioner. To the right, access to ground floor bedroom and shower room with basin and WC, cupboard housing laundry appliances. To the left, open access to 40m² living room, double aspect, sliding glass doors to terrace in front of the house. Stairs to main bedroom 20m² including a bathroom and walk-in dressing area, balcony over terrace of 5m², further bedroom 11m², WC.

Bungalow; front door into 40m² living/dining room with sliding glass doors to terrace and pool area. Kitchen 8.5m² with fitted units, 16m² principal bedroom with en-suite shower room, three further bedrooms of approximately 10m² each, laundry room and family bathroom.

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

NOTES