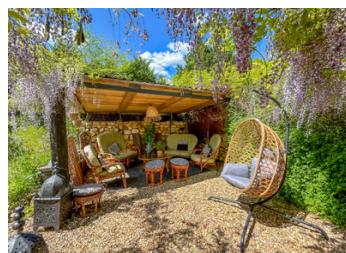


Dordogne : Purple Périgord : At the gates of Bergerac. Charming stone house. a haven of peace



INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	288 m2
Plot Size:	8060 m2



IN BRIEF

Dordogne : Purple Périgord : On the outskirts of Bergerac.

Superb stone house, ideal for 1 family and/or vacations, with elegant, warm comfort.

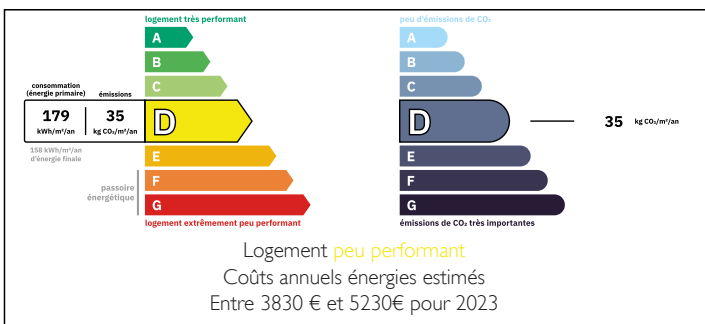
Charming stone house comprising:

- 1 main house with: 4 bedrooms, 1 shower room with WC, 1 bathroom with WC, 1 laundry room, 1 dining room, 1 living room, 1 kitchen, 1 entrance/office and several terraces and pergolas.
- 1 outbuilding with: 1 shower room with WC, 1 bedroom, 1 living room and 1 terrace.
- 1 outbuilding with: 1 shower room with WC, 1 bedroom and 1 terrace
- 1 outbuilding with cellar
- 1 garage
- 1 swimming pool 9 x 5 m

Assets of this property :

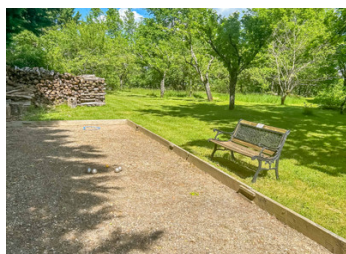
- Magnificent, fully landscaped 8,000 m² grounds with swimming pool and 1 small pond

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

Dordogne : Purple Périgord : At the gates of Bergerac

Bergerac is a charming destination, known for its historic heritage, picturesque old town and renowned wines. It's an authentic place that offers a blend of history, culture and gastronomy.

The property is :

- 20 minutes from Bergerac airport
- 30 minutes from Périgueux
- 1h10 from the gates of Bordeaux

This magnificent, welcoming property combines the comfort and charm of houses with a history and a soul.

It's a haven of peace, a little corner of paradise.

No noise, no stress, just nature and calm.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES