

## Charming 19th-Century Home with Guest House, Pool & Outbuildings – Bergerac Centre



## INFORMATION

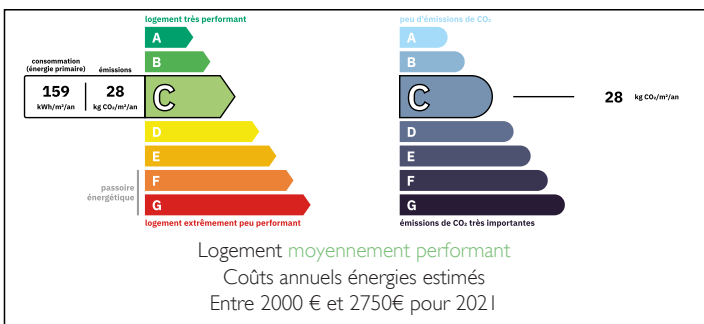
Town:	Bergerac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	193 m <sup>2</sup>
Plot Size:	2899 m <sup>2</sup>



## IN BRIEF

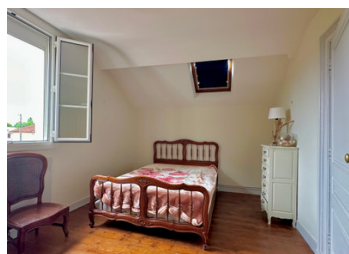
Tucked away at the end of a peaceful cul-de-sac just minutes from the heart of Bergerac, this former 1820s hunting lodge offers a rare blend of timeless character, family comfort, and income potential. Renovated to high standards and featuring a guest house, outbuildings, and landscaped gardens with a pool, it's ready for year-round living or holiday enjoyment.

## 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

Discreetly tucked away at the end of a quiet cul-de-sac in a sought-after residential area of Bergerac, this elegant 1820s stone home has been thoughtfully restored to offer both charm and comfort in equal measure. Just a short stroll from the town centre and the banks of the Dordogne, it's a peaceful haven with everything close at hand.

The main house spans approx. 193m<sup>2</sup> and welcomes you with warm, light-filled living spaces. On the ground floor, you'll find a generous entrance hall, a fully fitted kitchen, a lounge, bar area, office, veranda, a ground-floor bedroom, a shower room and WC. Upstairs offers two further bedrooms, a second office (that could serve as a further bedroom), another shower room and separate WC.

The recently installed aluminium veranda is a real highlight — perfect for enjoying the garden in every season. Heating is via town gas with beautiful cast iron radiators throughout.

Outdoors, the landscaped 2899m<sup>2</sup> garden features a swimming pool (completely redone in 2023 with electric cover), a well, and a number of outbuildings that add both character and flexibility. Two charming stone "chais" serve as storage and a summer kitchen, while a detached guest house provides a private living area with its own kitchen, bedroom, shower, and WC — ideal for guests, family, or even rental income.

Further benefits include a wine cellar, attic space, garage, and excellent access to Bergerac's town shuttle, which stops just a few minutes away.

This is a rare opportunity to own a slice...

## LOCAL TAXES

Taxe foncière: **2897 EUR**

Taxe habitation: **EUR**

## NOTES