

Ref: A38368HRC24

Price: 320 250 EUR

agency fees included: 5 % TTC to be paid by the buyer (305 000 EUR without fees)

Elegant 5-Bedroom Home with Heated Pool, Garden & Garage — Walk to Bergerac Centre



INFORMATION

Town: Bergerac

Department: Dordogne

Bed: 5

2 Bath:

175 m2 Floor: Plot Size: 1166 m²













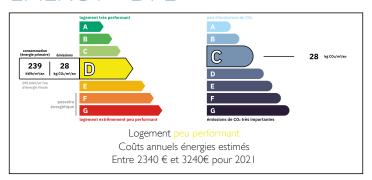
IN BRIEF

A spacious and light-filled traditional home of approx. 175 m², perfectly combining the charm of a quiet home and garden area with the convenience of central Bergerac just minutes away on foot. Thoughtfully maintained and ready to move into, this property is ideal for a large family or those who love to entertain — thanks to multiple living spaces, the outdoor terrace, and a stunning heated pool surrounded by a lush, enclosed garden.





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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.



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LOCAL TAXES

Taxe foncière: 3168 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This spacious and light-filled traditional home offers approximately 175 m² of living space, just a short stroll from the heart of Bergerac. Tastefully maintained and full of character, it blends the charm of a classic Dordogne property with modern comforts, including a heated pool, reversible air conditioning, double glazing, and gas central heating. Ideal for a family or anyone seeking a refined yet relaxed lifestyle close to all amenities.

The ground floor opens into a welcoming entrance hall that leads into a large dining area of over 50 m², and a bright living area with a wood-burning insert and full-height sliding windows overlooking the terrace and garden. The separate kitchen is fully equipped and has direct access to the garden, making it perfect for summer entertaining. There is also a study on this level, which could easily serve as a fifth bedroom, along with a guest WC, a laundry room, and internal access to two large cellars beneath the house.

Upstairs, you'll find four well-proportioned bedrooms, each filled with natural light and equipped with reversible air conditioning. The first floor also includes a modern shower room with double sink and walk-in shower, a separate bathroom, an independent WC, and a dressing area. A ceiling hatch provides access to the insulated attic.

The property sits on a beautifully landscaped and fully enclosed garden of 1166 m^2 . A covered and heated 10×5 metre swimming pool sits at the heart of the outdoor space, complemented by a...