

Exceptional property with two houses set within 3.6 hectares (8.9 acres) of land, just minutes from Bergerac



INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	4
Bath:	5
Floor:	218 m2
Plot Size:	36500 m2



IN BRIEF

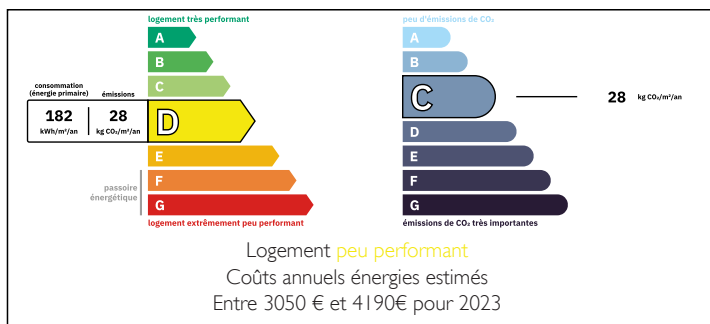
Exceptional property on the outskirts of Bergerac – a haven of peace and authenticity.

Set within 3.6 hectares of beautifully preserved, tree-filled parkland, this charming estate enjoys complete privacy with no nuisance. The main residence perfectly combines authentic character with modern comfort.

You will be immediately impressed by its generous volumes, single-level layout, and en-suite bedrooms with private shower rooms. The bright and spacious living areas open onto a stunning conservatory with uninterrupted views over the park and its centuries-old oak trees.

A separate guest house offers ideal accommodation for family and friends in full privacy, with some updating possible. Outside, a dedicated relaxation area features a heated swimming pool with a

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

Discover this stunning 3.6-hectare property, nestled within beautifully preserved, tree-filled parkland on the outskirts of Bergerac. Set in a peaceful environment with no nuisance, the main residence perfectly combines authentic charm with modern comfort.

Main house: space and comfort

You will immediately appreciate the generous volumes and the thoughtfully designed single-level layout. The spacious 44.55 m² living room and the fully equipped 21.65 m² kitchen with central island create an inviting and convivial atmosphere. On the ground floor, there are three comfortable bedrooms measuring 12.50 m², 12.50 m², and 22.85 m², each with its own en-suite shower room. The bright living areas open onto a beautiful conservatory, offering breathtaking views over the park and its centuries-old oak trees.

Upstairs, a 21.70 m² office provides excellent flexibility and could easily be converted into an additional bedroom with a shower room, as a WC and washbasin are already in place.

The property also benefits from a 40.60 m² garage and an 18 m² utility room, adding valuable practicality to everyday life.

Guest house and quality amenities

A 39.60 m² independent guest house is also located on the estate, ideal for hosting family and friends in complete privacy. It includes a living room, kitchen, bedroom, and shower room (some updating may be considered to enhance comfort).

The outdoor leisure area features a heated swimming pool with a high-quality retractable dome, allowing for comfortable swimming throughout the extended season.

NOTES