

18th-Century bourgeois home in Sainte-Foy-la-Grande, Dordogne views, near Bordeaux and Bergerac



INFORMATION

Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	5
Bath:	2
Floor:	365 m2
Plot Size:	273 m2

IN BRIEF

In the heart of Sainte-Foy-la-Grande, a lively bastide town on the Dordogne River, this 18th-century bourgeois residence embodies neoclassical elegance.

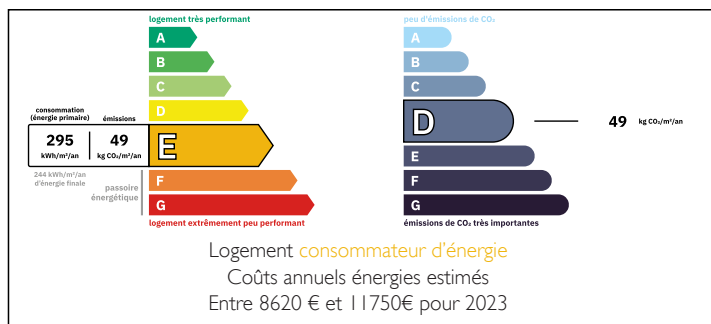
Its corbelled balcony, period fireplaces and grand stone staircase reflect rare architectural refinement.

With 365 m² of living space, a private courtyard with secure parking, and soothing river views, it combines historic charm with everyday convenience.

Shops, schools, and the train station are within walking distance, while Bordeaux and Bergerac are easily reached, enhancing its appeal.

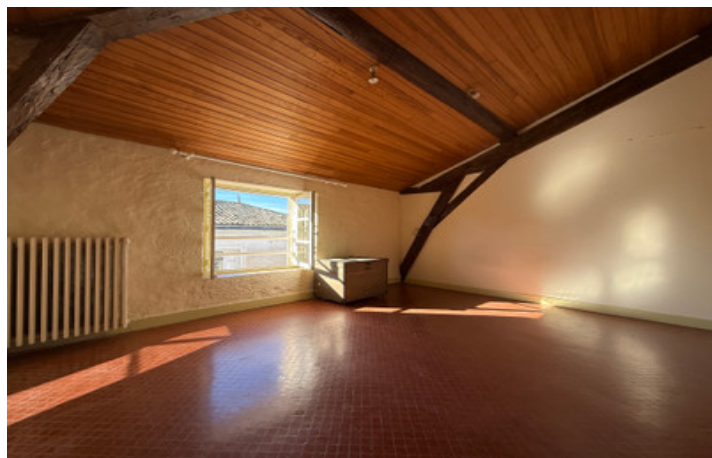
Perfect as a spacious family home, multi-unit residence, or mixed-use project, this property offers exceptional potential. Some renovation will reveal the full nobility of this storied home.

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

In the heart of the historic center of a vibrant bastide town, this authentic 18th-century bourgeois residence embodies neoclassical elegance in all its splendor.

Just a short walk from shops, schools and the train station, it enjoys a privileged location while offering rare privacy thanks to its inner courtyard with secure parking.

Spanning 365 m² of living space, the property stands out for its generous volumes and beautifully preserved period features: fireplaces, a continuous corbelled balcony running along the façades and a majestic stone staircase adorned with wrought ironwork, a true architectural centerpiece from the moment you enter.

Several rooms, as well as the balcony, offer open and soothing views over the Dordogne River.

The ground floor, accessible via multiple entrances, reveals a flexible and adaptable layout.

One entrance, reached via a stone porch, leads to two spacious rooms (31 and 18 m²) and a toilet, formerly used as a professional office.

A second entrance, from the courtyard, opens into the main house and also provides access to a scullery and an adjoining former living room, each with its own separate entrance yet easily connectable.

The main section of the ground floor includes a welcoming hall, a utility room and a study with access to a vaulted cellar. The monumental staircase here is a testament to the architectural refinement of the period.

Upstairs, a small reception lounge opens onto a central landing that distributes a bedroom, a large living room, a kitchen, a dining room, a pantry and a

LOCAL TAXES

Taxe foncière: 2836 EUR

Taxe habitation: EUR

NOTES