

Character Dordogne longhouse with guest cottage, pool and parkland 5 minutes from Bergerac



INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	272 m2
Plot Size:	15000 m2



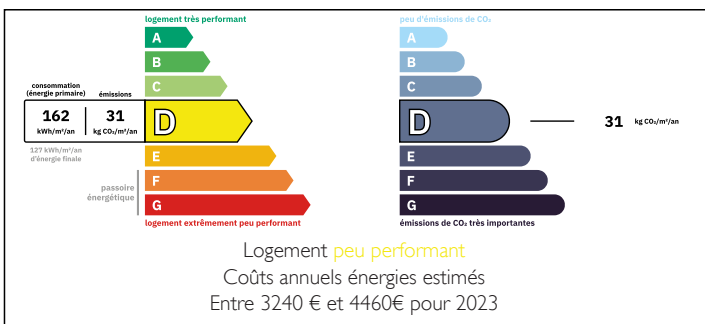
IN BRIEF

Just minutes from the centre of Bergerac, this authentic Dordogne longhouse enjoys a truly rare setting: absolute peace and privacy within a fully enclosed 1.5-hectare park, while remaining close to shops, schools, the train station and the airport.

Offering approximately 265 sqm of single-level living space, the main house features generous, light-filled rooms and a warm, welcoming atmosphere. A convivial kitchen, bright dining room, living room with fireplace and five bedrooms, including a master suite, open onto a sunny terrace and the landscaped grounds.

An independent guest cottage, discreetly integrated and preserving privacy, completes the property. A renovated swimming pool and modern energy-efficient equipment enhance comfort and ease of living.

ENERGY - DPE



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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.



DESCRIPTION

Ideally located just five minutes from the centre of Bergerac, this authentic Dordogne longhouse enjoys a highly sought-after position. Set in a preserved natural environment with no overlooking neighbours or disturbances, it offers absolute tranquillity while remaining close to all amenities, including shops, schools, the train station and the airport. A rare balance between countryside serenity and urban convenience.

Set within approximately 1.5 hectares of fully enclosed, landscaped parkland, the property offers around 265 sqm of living space, all on one level in the main house. The traditional architecture is harmonious and authentic, creating a warm and inviting atmosphere perfectly suited to family living or a refined country retreat.

The living areas are spacious and filled with natural light, centred around a welcoming kitchen, a dining room opening onto the garden, and a living room with fireplace, ideal for relaxed gatherings. These spaces extend naturally onto a sunny terrace, creating a seamless connection between indoor and outdoor living and offering open views over the park.

The sleeping accommodation comprises five comfortable bedrooms, including a master suite, allowing family and guests to be welcomed in complete comfort. The single-level layout enhances everyday ease of living and meets the expectations of discerning buyers.

An independent guest cottage, thoughtfully integrated into the property, provides additional accommodation with its own access while preserving privacy for all. It is perfectly suited for hosting family and friends or for a small-scale hospitality project without impacting the main residence.

Modern and efficient features complete the

LOCAL TAXES

Taxe foncière: 3080 EUR

Taxe habitation: EUR

NOTES