



Ref: A40756EO24

Price: 485 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (460 000 EUR without fees)

Périgord farmhouse with guest house, pool and 1.5 hectares park in a peaceful setting near Bergerac center





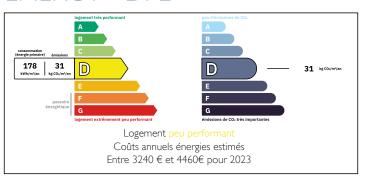








energy - dpf



INFORMATION

Town: Bergerac

Department: Dordogne

Bed: 7

Bath:

Floor: 272 m2

Plot Size: 15000 m²

IN BRIFF

Authentic Périgord farmhouse with guest house, pool and park in a prime location near Bergerac

Just 5 minutes from Bergerac town centre, this charming single-storey farmhouse offers approx. 265 m² of living space in a peaceful, private setting, close to shops, schools, train station and airport.

The main house features 6 bedrooms, including a master suite, a bright dining room, welcoming kitchen, and a living room with fireplace. All living areas open onto a sunny terrace and a fully enclosed 1.5 ha landscaped park.

guest house provides private separate accommodation for family or seasonal rental.

Comfort is ensured by 3 recent heat pumps, double-glazed windows, electric shutters, 16 solar panels and a renovated pool (liner, skimmers, pump,

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.





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LOCAL TAXES

Taxe foncière: 3080 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming Périgord farmhouse with guest house, pool and landscaped park in a prime location in Bergerac

Ideally located just 5 minutes from Bergerac town centre, this authentic Périgord farmhouse enjoys a rare setting: absolute tranquillity, no overlooking neighbours and immediate access to shops, schools, the train station and the airport.

Offering approximately 265 m² of living space, the single-storey main house provides a warm and functional layout.

It features a welcoming kitchen, a bright dining room, a cosy living room with fireplace and five comfortable bedrooms, including a master suite.

The generously proportioned living areas open onto a sunny terrace and a fully enclosed, landscaped park of 1.5 hectares.

The independent guest house, seamlessly integrated into the property, is perfect for hosting family, friends or guests in a peaceful setting with private access and preserved intimacy.

In terms of comfort, the property is equipped with 3 recent heat pumps, double-glazed windows with electric shutters, 16 solar panels and a fully renovated swimming pool (liner, skimmers, pump, filter), ideal for enjoying sunny days in complete serenity.

A true haven of peace on the edge of town, combining authentic charm, modern comfort and hosting potential, in a preserved natural environment.

A rare opportunity for those seeking quiet without isolation, just steps from all amenities.

Information about risks to which this property is