

Renovated Périgourdine with charm, 218 m living space, large garage, private garden near Bergerac

EXCLUSIVE



INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	218 m ²
Plot Size:	2539 m ²

IN BRIEF

Just 10 minutes from Bergerac, this renovated Périgourdine offers 218 m² of living space (232 m² usable) on a private 2,539 m² plot.

The ground floor includes 2 bedrooms (3rd possible), fitted kitchen, dining room, living room, 2 shower rooms, WC, utility.

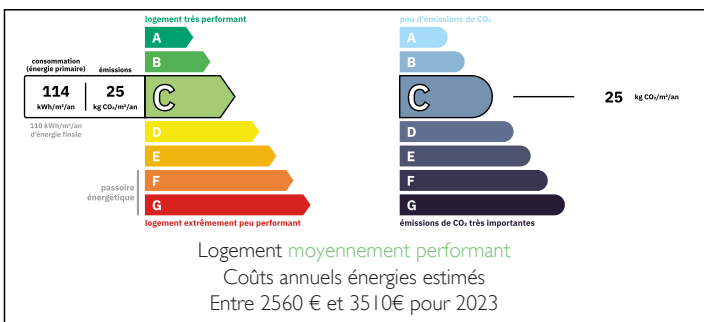
Upstairs: 2 bedrooms (3rd possible), mezzanine, shower room, WC.

Features include exposed beams, stonework, fireplace, double glazing, oil heating, solar panels, and a 70 m² garage suitable for professional use.

Energy rating: C.

Nice setting with easy access to Bergerac train station, airport, shops and schools.

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

Located in the peaceful commune of Eyraud-Crempse-Maurens, just 10 minutes from Bergerac, this elegant Périgourdine-style home offers 218 m² of living space (232 m² usable), combining timeless charm with modern comfort.

Renovated in 2006–2007, the property showcases quality materials and authentic features: exposed beams, natural stone, trusses and a fireplace create a warm, character-filled atmosphere.

The ground floor includes two bedrooms (with the possibility of a third), two shower rooms, a fitted kitchen, dining room, cosy living room, utility/boiler room and separate WC.

Upstairs, two additional bedrooms (third possible), a mezzanine, a third shower room and another WC complete the layout.

A spacious 70 m² garage offers excellent potential for a professional activity, workshop or generous storage.

Set on a 2,539 m² enclosed plot with no overlooking neighbours, the garden offers privacy and is suitable for a swimming pool.

The property is equipped with oil-fired central heating, double glazing, solar panels and a well, contributing to comfort and energy efficiency. The energy rating is C (DPE and GES), which is rare for a home of this vintage.

The location provides easy access to Bergerac's train station, airport, shops, schools and essential services, all within 15 minutes.

Whether you're seeking a family home, a second residence or a base for a business project, this versatile and characterful property adapts to your lifestyle in the heart of the Périgord.

LOCAL TAXES

Taxe foncière: 751 EUR

Taxe habitation: EUR

NOTES