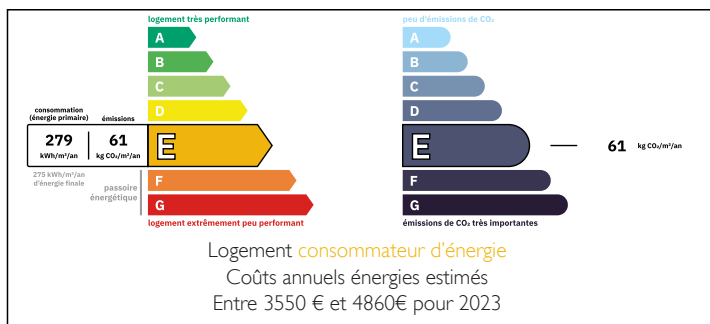


Character Stone House with Pool on the Dordogne River

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Creysse
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	138 m2
Plot Size:	1047 m2

IN BRIEF

Just a few minutes from Bergerac, this charming stone property enjoys an exceptional riverside setting on the banks of the Dordogne. Offering approximately 138 sqm of living space, the house combines authentic character with exposed beams, fireplaces and generous rooms. Accommodation includes a fully fitted 20.30 sqm kitchen, a 40 sqm living room with fireplace, three bedrooms (16.80, 19.30 and 15 sqm), an office, two shower rooms, utility room and summer kitchen. Set within approximately 1,047 sqm of enclosed gardens, the property also benefits from a 5 x 10 metre swimming pool, double garage, carport, photovoltaic panels, mains gas central heating, fibre internet and mains drainage. An ideal permanent residence, holiday home or investment property close to Bergerac.

Additional photographs, an immersive virtual tour and the complete property file are available upon

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 sought-after village of Creysse, just minutes from Bergerac and all amenities, this attractive character stone house dating from around 1850 enjoys a beautiful riverside setting on the banks of the Dordogne.

Offering approximately 138 sqm of single-storey accommodation, the property sits within enclosed gardens of around 1,047 sqm.

The accommodation comprises:

Fully fitted kitchen: 20.30 sqm

Utility room: 12.40 sqm

Spacious living room with fireplace: 40.00 sqm

Bedroom 1: 16.80 sqm

Bedroom 2 with fireplace: 19.30 sqm

Bedroom 3: 15.00 sqm

Office: 6.60 sqm

Shower room: 3.70 sqm

Second shower room: 3.70 sqm

Separate WC: 1.10 sqm

Hallway: 8.40 sqm

Inner hallway: 2.90 sqm

Outside, the enclosed garden enjoys a lovely swimming pool measuring 5 x 10 metres, ideal for relaxing while enjoying the peaceful riverside setting.

Additional features include:

Double garage

Carport

Summer kitchen with barbecue

Mains gas central heating

Double glazing

Fibre optic internet

Mains drainage

Photovoltaic solar panels

Combining authentic charm, generous accommodation and a highly desirable location close to Bergerac, this attractive property would make an

NOTES