

Luxury B&B, riverfront location and immaculate grounds. A real slice of heaven!



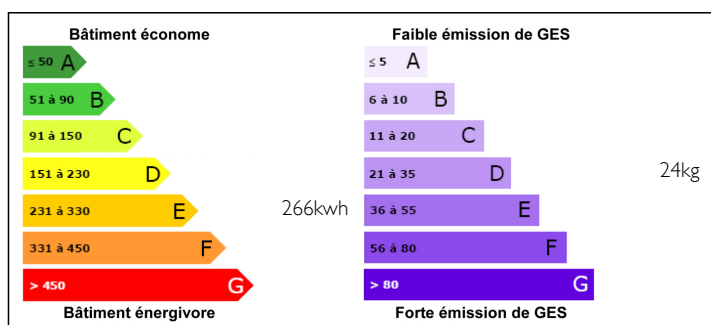
## INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	554 m2
Plot Size:	13040 m2

## IN BRIEF

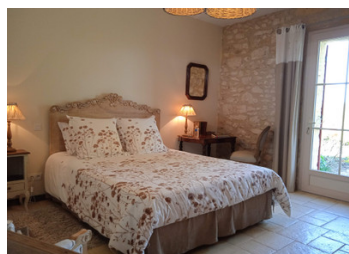
A magnificent estate set between Bergerac and Saint Emilion, in the heart of the Périgord Pourpre. This stunning residence commands one of the best riverfront positions in the region. The property has been completely and lovingly restored by its current owners to an extremely high standard. It is tucked away in the vines in grounds that have century-old trees and lawns which gently slope down to the clear Dordogne waters. There is a stunning swimming pool within a walled garden that sits in the centre of the property. The grounds have been lovingly cared for and are simply breathtaking! The estate offers 1.3 hectares of land, a spacious family house with 3 bedrooms, 5 independent guest rooms and 2 cottages. This property is already being run as a successful business and there is no work to be done.

## 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

A gravel driveway leads up to 2 buildings comprising a 3 bedroomed family house, 5 independent guest rooms, a 1 bedroom cottage, and a 2 bedroom cottage. Giving a total of 11 bedrooms.

Main house

Ground floor:

- Entrance of approx 14m<sup>2</sup>
- Living room/Dining room approx 51m<sup>2</sup>
- Fully fitted Kitchen approx 14m<sup>2</sup>
- Laundry room/Store room approx 27m<sup>2</sup>

Stairs leading to first floor:

- Lounge approx 54m<sup>2</sup>
- Bedroom approx 35m<sup>2</sup>
- Bedroom approx 13m<sup>2</sup>
- Bedroom approx 8m<sup>2</sup>
- Bathroom approx 7m<sup>2</sup>

- Store Room approx 12m<sup>2</sup>
- Wine cellar approx 17m<sup>2</sup>

Independent Guest Accommodation:

- Bedroom with shower room approx 28m<sup>2</sup>
- Bedroom with shower room approx 28m<sup>2</sup>
- Bedroom with shower room approx 22m<sup>2</sup>
- Bedroom with living room and bathroom approx 45m<sup>2</sup>
- Bedroom with en-suite bathroom approx 35m<sup>2</sup>

- Cottage/Gite with 1 bedroom approx 72m<sup>2</sup>
- Cottage/Gite with 2 bedrooms approx 72m<sup>2</sup>

The cottages/Gites, with independent entrances, can be joined together (internal communication door) to accommodate 8 people.

For more information on this stunning property please get in touch.

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES