

Charming country house with gite, barn, pool and 1 acre of garden near the Dordogne river



## INFORMATION

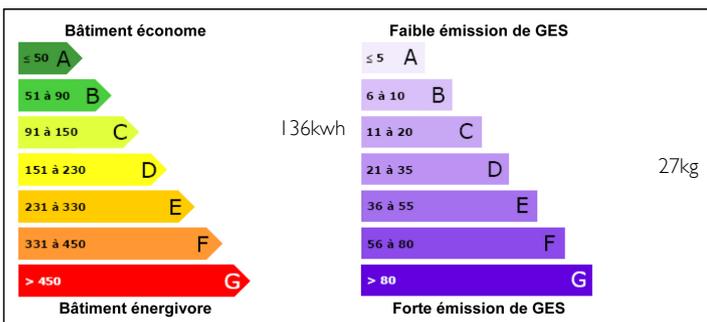
Town:	Berbiguières
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	300 m2
Plot Size:	4654 m2



## IN BRIEF

Set in quiet countryside near St Cyprien this private but not isolated property is ideal for entertaining the family or welcoming guests. It has 5 bedrooms and 5 bathrooms, an enormous combined kitchen/living area, a large and versatile barn, a swimming pool and established garden only minutes from the Dordogne river and the famous valley of the 5 chateaux.

## 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.



## LOCAL TAXES

Taxe foncière: **1507 EUR**

## NOTES

## DESCRIPTION

MAIN HOUSE (220m<sup>2</sup>)

FIRST FLOOR

LIVING/DINING ROOM (44m<sup>2</sup>) with fully-fitted open-plan KITCHEN plus an additional KITCHEN UTILITY ROOM (10m<sup>2</sup>). There are two exterior accesses to the terrace and garden views. This large, comfortable area has timber floors, exposed beams, a large fireplace, high ceilings and exposed stone walls.

A MEZZANINE (15m<sup>2</sup>) over the living room makes full use of the height enjoyed by this space and is suitable for an office, spare bedroom, library or games room

TV ROOM (16m<sup>2</sup>) adjacent to the living room with double aspect windows also has exposed stone walls, timber floors and exposed beams plus access to the ground floor

HALLWAY (13m<sup>2</sup>)

MASTER BEDROOM (23m<sup>2</sup>) with stunning ENSUITE that includes a bath and separate shower, double aspect views and large walk-in wardrobe

2 additional BEDROOMS (11m<sup>2</sup>, 10m<sup>2</sup>) both with ensuite rooms (3m<sup>2</sup>) and timber floors

OFFICE (8m<sup>2</sup>) with raked ceiling and internal access to the ground floor gite

GROUND FLOOR

ENTRY (12m<sup>2</sup>) LAUNDRY (6m<sup>2</sup>) CELLAR (4m<sup>2</sup>) BOILER ROOM (3m<sup>2</sup>)

GAMES ROOM (42m<sup>2</sup>) with tiled floor and exterior access to the garden

Attached GITE (80m<sup>2</sup>)

LIVING/DINING ROOM (20m<sup>2</sup>) with corner KITCHEN and double glass sliding doors to a terrace with open views of the garden. An additional KITCHEN (3m<sup>2</sup>) an enormous BATHROOM