

Charm and comfort for this character property near Bergerac

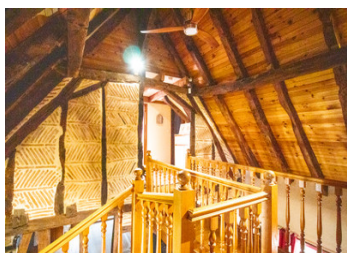


## INFORMATION

Town:	Cours-de-Pile
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	225 m2
Plot Size:	6094 m2

## IN BRIEF

This stone property, full of charm and character, benefits from quality insulation and an efficient heating system, guaranteeing your comfort in all seasons. With five bedrooms and three shower rooms, there is plenty of space for family and friends to enjoy. The property is in excellent condition throughout and offers an idyllic pool area to relax and cool off in privacy whilst admiring the views of the surrounding countryside. Situated just minutes from Bergerac, this country house is the perfect place to recharge your batteries whilst remaining close to all the amenities of the town. Don't miss this unique opportunity to acquire a character property offering all modern comforts in a peaceful and enchanting setting.



## 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: 2880 EUR**

## NOTES

## DESCRIPTION

### SITUATION / ENVIRONMENT :

Country setting. Quiet without being isolated. Bergerac town centre is 10km away.

### MAIN HOUSE :

Ground floor:

- Large living room (65m<sup>2</sup>) with insert and pellet stove
- Kitchen-dining room (38m<sup>2</sup>)
- Laundry room
- Bedroom with bathroom (with WC)

On the 1st floor :

- Landing
- 4 bedrooms including a master suite (35m<sup>2</sup>) with shower room/WC
- 1 shower room

### OUTBUILDINGS :

Garage of 60m<sup>2</sup> with motorized doors.  
Courtyard with an open and a closed part

### OUTSIDE :

Large plot of land of about 6.000m<sup>2</sup>.  
Swimming pool of 15mx6m.

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