

## Quality built 4-bedroom Perigordian house with large garden in the Dordogne countryside

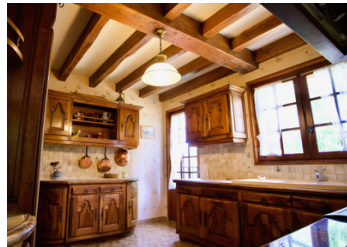


## INFORMATION

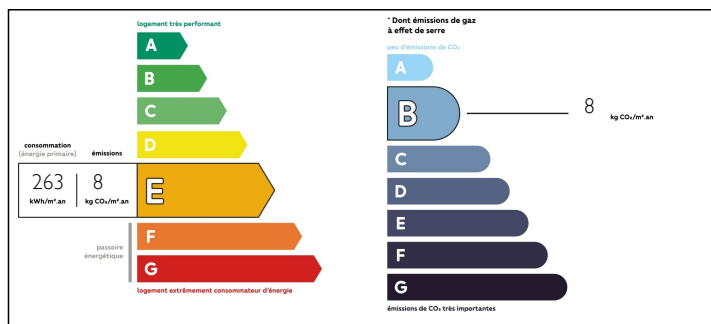
Town:	Berbiguières
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	157 m2
Plot Size:	6821 m2

## IN BRIEF

Built in 1985 this 4-bedroom Perigordian home with a stone facade is set on a large parcel of land in the Dordogne countryside near the famous valley of the five chateaux. With a large garage, useful outbuildings and scope to further improve the home, this well located property has loads of appeal as a primary or secondary residence in the most sought-after region of the Perigord Noir.

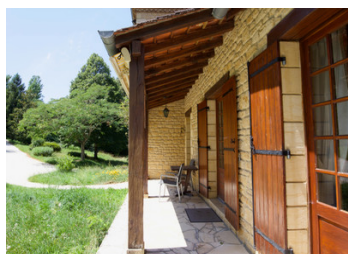
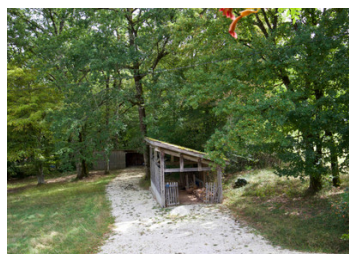


## ENERGY - DPE



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

### GROUND FLOOR

ENTRY (7m<sup>2</sup>)

LIVING ROOM (24m<sup>2</sup>) with exposed beams, pellet-burning stove and French doors to exterior

DINING ROOM (14m<sup>2</sup>)

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

2 x BEDROOMS (16m<sup>2</sup>, 10m<sup>2</sup>)

BATHROOM (6m<sup>2</sup>)

TOILET

Timber staircase to FIRST FLOOR

2 x BEDROOMS (16m<sup>2</sup>, 11m<sup>2</sup>)

BATHROOM (3m<sup>2</sup>)

ATTIC suitable for extra bedroom or sitting area (22m<sup>2</sup>) with raked ceiling and exposed beams

### BASEMENT

GARAGE (43m<sup>2</sup>)

2 x CELLARS (41m<sup>2</sup>, 16m<sup>2</sup>)

LAUNDRY

### EXTERIOR

Timber barn

Wood store

Chicken coop

Large parcel of land

### GENERAL

Single glazed window

Septic tank

Electric heating plus pellet-burning stove

### LOCATION

Perigord Noir

Dordogne

Valley of the five chateaux

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

## NOTES