

**FOR SALE BERGERAC:** Magnificent stone property of 280 m2 with private swimming pool and tobacco drying roo



## INFORMATION

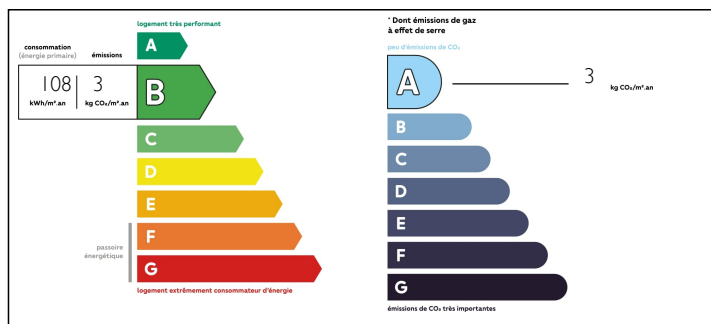
Town:	Bergerac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	280 m2
Plot Size:	12387 m2

## IN BRIEF

Come and discover this splendid 280 m2 stone property just a few minutes from Bergerac, with its private swimming pool, tobacco drying room and 1,2 hectares of land, close to all local amenities and services.



## 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: 1878 EUR

## NOTES

## DESCRIPTION

This completely renovated former farmhouse 280 m2 and features a beautiful entrance hall with cloakroom leading to a study with custom-made bookshelves.

Continuing on is the fully-equipped kitchen with adjoining pantry, opening onto a lovely dining room where you can gaze out over the parklands through the French windows.

An adjoining door leads to the lounge/dining room where there is a wood-burning stove.

A hallway leads to a conservatory, a laundry/boiler room and a separate WC with washbasin.

The hallway has been fitted with storage space and leads to a bathroom with bath and single washbasin unit with mirror, four bedrooms, a study, a shower room with double washbasin unit and illuminated mirror, another separate WC, and a hallway that has been converted into a small library and provides access to the recently converted first floor, which is accessed via a very attractive white wooden staircase.

Upstairs, the landing leads to two beautiful bedrooms with parquet flooring and exposed beams, as well as a shower room with shower, single wash-hand basin unit with illuminated mirror and WC.

The entire property features authentic stonework and exposed beams, and the materials used for the renovation are of a very high quality. It also has all the comforts of a modern house, with almost all of the house double-glazed and very well insulated, and is heated by a heat pump system and wood (wood burner in the lounge).

To make the most of the outside, a terrace has been created on the southern side...