

## Elegant 5-Bedroom Home with Heated Pool, Garden & Garage — Walk to Bergerac Centre



## INFORMATION

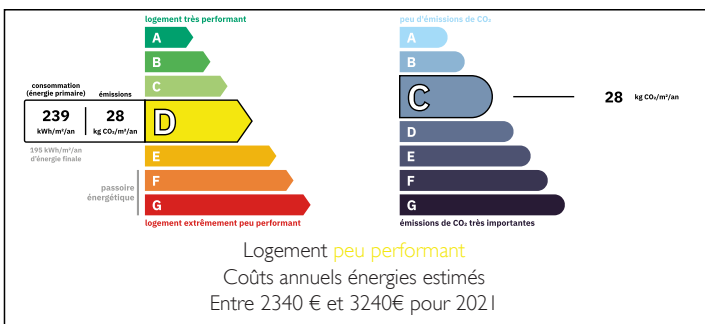
Town:	Bergerac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	175 m <sup>2</sup>
Plot Size:	1 166 m <sup>2</sup>



## IN BRIEF

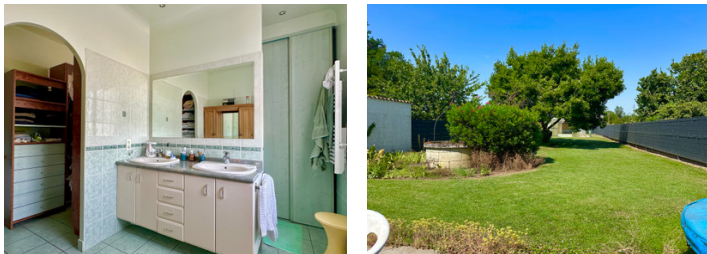
A spacious and light-filled traditional home of approx. 175 m<sup>2</sup>, perfectly combining the charm of a quiet home and garden area with the convenience of central Bergerac just minutes away on foot. Thoughtfully maintained and ready to move into, this property is ideal for a large family or those who love to entertain — thanks to multiple living spaces, the outdoor terrace, and a stunning heated pool surrounded by a lush, enclosed garden.

## 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: 3168 EUR**

## NOTES

## DESCRIPTION

This spacious and light-filled traditional home offers approximately 175 m<sup>2</sup> of living space, just a short stroll from the heart of Bergerac. Tastefully maintained and full of character, it blends the charm of a classic Dordogne property with modern comforts, including a heated pool, reversible air conditioning, double glazing, and gas central heating. Ideal for a family or anyone seeking a refined yet relaxed lifestyle close to all amenities.

The ground floor opens into a welcoming entrance hall that leads into a large dining area of over 50 m<sup>2</sup>, and a bright living area with a wood-burning insert and full-height sliding windows overlooking the terrace and garden. The separate kitchen is fully equipped and has direct access to the garden, making it perfect for summer entertaining. There is also a study on this level, which could easily serve as a fifth bedroom, along with a guest WC, a laundry room, and internal access to two large cellars beneath the house.

Upstairs, you'll find four well-proportioned bedrooms, each filled with natural light and equipped with reversible air conditioning. The first floor also includes a modern shower room with double sink and walk-in shower, a separate bathroom, an independent WC, and a dressing area. A ceiling hatch provides access to the insulated attic.

The property sits on a beautifully landscaped and fully enclosed garden of 1166 m<sup>2</sup>. A covered and heated 10 x 5 metre swimming pool sits at the heart of the outdoor space, complemented by a...