LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A41452EO24 Price: 565 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (533 019 EUR without fees)

Two Houses with Swimming Pool and 5,000 m of Enclosed Grounds, Near Bergerac















INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	233 m2
Plot Size:	5000 m2

IN BRIEF

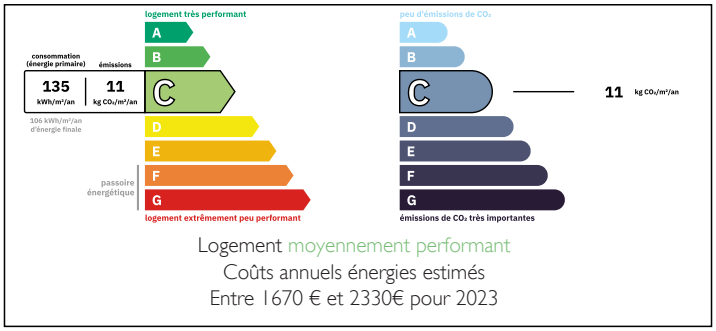
Located around 10 minutes from Bergerac, this property comprises two renovated, independent houses set within approximately 5,000 m² of enclosed, tree-lined grounds.

Offering around 233 m² of living space in total, it is particularly well suited to multi-generational living, regularly welcoming family and friends, or combining a main residence with a rental activity.

The 11 x 5 m swimming pool, terraces and outdoor spaces complete this attractive property, offering space, privacy and convenient access to local amenities.

3D virtual tour and video available on request.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1670 € et 2330€ pour 2023

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.

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DESCRIPTION

Two Houses, Multiple Possibilities

Located in Eyraud-Crempse-Maurens, approximately 10 minutes from Bergerac, this character property offers a particularly appealing layout: two independent houses on the same plot, allowing several generations to live close together while maintaining their own privacy and independence.

With approximately 116 m² in the main house and 117 m² in the second dwelling, the property offers around 233 m² of living space in total. Both buildings have their own living areas and separate access, making them suitable for a variety of projects: accommodating parents, adult children or other relatives, welcoming family and friends for extended stays, or combining a main residence with a rental activity.

The second house is currently operated as a holiday rental and has an established rental business. Future owners may choose to continue this activity, use the property for family accommodation or adapt it to suit their own needs and plans.

A Comfortable, Renovated Main House

The main house offers approximately 116 m² of living space. Carefully renovated, it combines the character of a traditional Périgord property with the comfort and facilities expected today.

The reception areas comprise a fitted kitchen opening onto the dining area, a separate reception room and a spacious living room with a pellet-burning stove. A few steps lead to a second, light-filled sitting room featuring travertine flooring and open views over the garden.

Upstairs, the sleeping accommodation includes an air-conditioned principal bedroom suite with its own bathroom, two further bedrooms and a modern

NOTES