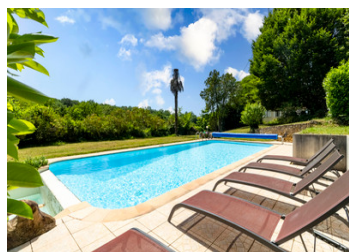
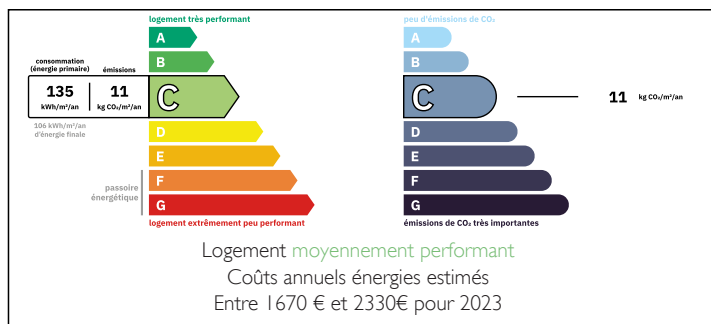


Renovated Dordogne estate with successful gîte business, pool & private grounds near Bergerac

EXCLUSIVE



ENERGY - DPE



INFORMATION

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

IN BRIEF

Located in a peaceful and private setting just minutes from Bergerac and its international airport, this elegant Dordogne property offers an exceptional combination of lifestyle, privacy, and regular rental income.

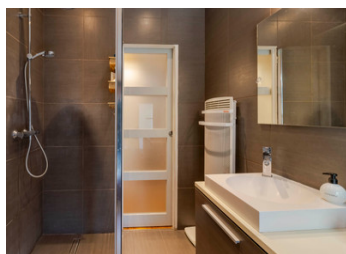
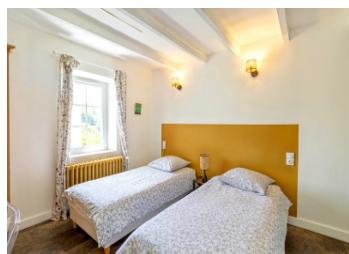
The estate includes a fully renovated main house of approx. 116 m² and an independent gîte of approx. 117 m², already operating as a successful holiday rental business.

Set within more than 5,000 m² of fully enclosed landscaped grounds, the property enjoys a peaceful environment making it ideal as a permanent residence and gite business.

Outdoor living is a key feature, with terraces, an 11 x 5 m swimming pool and gardens creating a perfect setting for relaxation.

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

Located in the highly sought-after Périgord Pourpre region, this charming property located 10 minutes away from the centre of Bergerac, in Eyraud-crempse-Maurens, enjoys a peaceful countryside setting while remaining just minutes from shops, services, and the international transport links of Bergerac. It offers a rare and highly desirable combination: a comfortable, move-in-ready main residence and an already established holiday rental business.

Set within more than 5,000 m² of fully enclosed, mature landscaped grounds, the property benefits from an exceptional level of privacy. Mature trees, thoughtfully arranged outdoor spaces, and the positioning of the buildings create a true green haven, where tranquillity and discretion are key features.

NOTES

The main house, fully and tastefully renovated, offers approximately 116 m² of living space. Careful attention has been given to preserving its authentic Dordogne character while integrating modern comfort and high-quality finishes.

The living areas are centred around an open-plan fitted kitchen and dining space, complemented by a welcoming lounge with a pellet stove. A few steps lead to a second, particularly bright living room featuring travertine flooring and open views over the garden.

Upstairs, the property offers a stylish air-conditioned principal suite with a private bathroom. Two additional bedrooms and a modern shower room provide comfortable accommodation for family and guests.

Additional practical spaces include a utility room, pantry, and storage areas, enhancing the functionality of the home.

Outside, several terraces invite outdoor living throughout the day, allowing full enjoyment of the peaceful surroundings. The grounds act as a natural extension of the...