

## Character Home with Rental Apartment, Pool and 6,784 sqm of Land Near Bergerac

EXCLUSIVE



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | La Force |
| Department: | Dordogne |
| Bed:        | 4        |
| Bath:       | 2        |
| Floor:      | 190 m2   |
| Plot Size:  | 6800 m2  |

## IN BRIEF

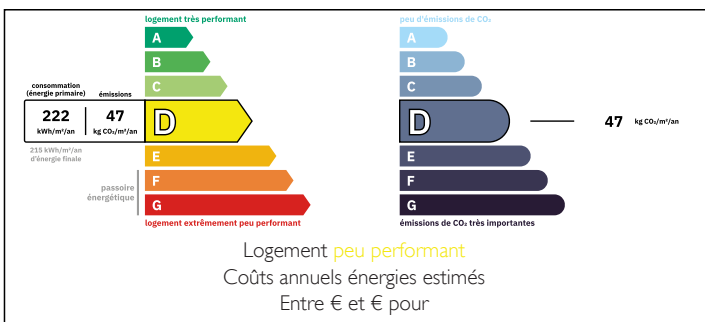
Located just a few minutes from Bergerac, this attractive character property dating from around 1900 offers approximately 190 sqm of accommodation including a self-contained apartment currently rented, providing immediate rental income of around €500 per month.

Set within 6,784 sqm of landscaped grounds, the property benefits from a swimming pool, spacious accommodation and a peaceful setting close to shops, schools and transport links.

The main house offers a generous 42.7 sqm living room, independent kitchen, three bedrooms and a shower room, while the independent apartment provides excellent flexibility for family, guests or holiday letting.

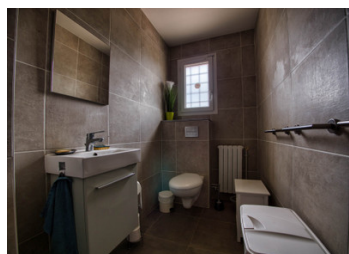
An ideal lifestyle property combining character, space and income potential.

## 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

Situated in the popular village of La Force, only a few minutes from Bergerac, this charming property dating from around 1900 offers generous living space together with immediate rental income.

The property provides approximately 190 sqm of accommodation on 6,784 sqm of landscaped grounds with swimming pool.

The main house includes:

- 42.7 sqm living room
- 13.7 sqm fitted kitchen
- Three bedrooms (11.1, 14.7 and 18.4 sqm)
- Shower room
- Two WCs
- Utility/boiler room
- Storage areas.

## NOTES

A major advantage is the independent 72 sqm apartment, currently rented at around €500 per month, providing immediate rental income while remaining ideal for extended family, guests or a home business.

Outside, the beautifully established 6,784 sqm grounds offer:

- swimming pool
- mature gardens
- parking
- plenty of outdoor space for entertaining or gardening.

Additional features include mains drainage, fibre internet, central heating and double glazing.

Ideally located close to Bergerac, schools, shops and transport links, this versatile property is equally suited as a family home, holiday residence or investment with excellent rental potential.

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Information about risks to which this property is