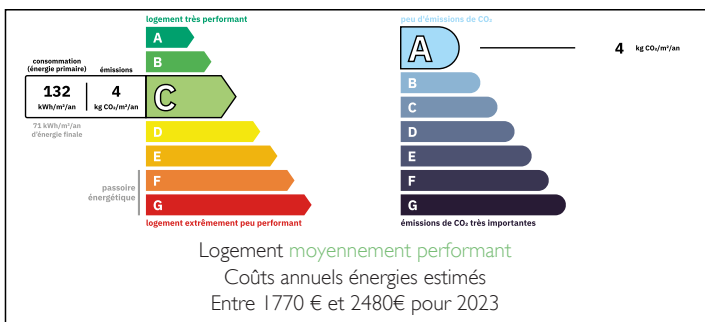


Elegant 5-Bed Country Home with Panoramic Views, Woodland Near Bergerac



ENERGY - DPE



INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	192 m2
Plot Size:	13274 m2

IN BRIEF

Set in a peaceful location less than 10km from Bergerac, this beautifully renovated 5-bed, 5-bath home combines modern comfort with exceptional potential and breathtaking countryside views. Flooded with natural light, the spacious living room opens onto a stunning south-facing terrace, while the sleek high-gloss kitchen, open-plan dining area and utility room create the perfect space for family living and entertaining. All five generous bedrooms benefit from stylish en-suites, including an impressive guest suite and luxurious principal suite with walk-in wardrobes. The versatile basement includes a double garage, gym, kitchenette and extensive storage, with scope to create additional accommodation. Outside, the grounds include private woodland and planning permission for a swimming pool and pool house (subject to renewal). With reversible air conditioning, underfloor heating and elegant finishes throughout, this is a superb home in an outstanding setting.

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

192 m² beautifully renovated home set within 13,274 m² (3.2 acres) of land, less than 10km from Bergerac situated in a peaceful setting with panoramic countryside views, private woodland and planning permission for a pool and pool

The Rooms

Main Floor/Ground Floor

Entrance - (4.8 m²)

Living room/dining area - (38.7 m²)

Kitchen - (16.5 m²)

Laundry room - (6.4 m²)

Guest Toilet - (2.7m²)

Bedroom(1) - (12.4 m²) with ensuite shower room/Toilet (5.6m²)

Bedroom(2) - (12.3 m²) with ensuite shower room/Toilet (3 m²)

Bedroom(3) - (13 m²) with ensuite shower room/Toilet (5.2 m²)

First Floor

Landing - (10.2 m²)

Study - (4.1 m²)

Bedroom(4) - (15 m²) | Landing - (10.2 m²) with shower room (3.7m²) and walk in wardrobe (1.3 m²)

Master Bedroom (19.9 m²) with ensuite shower room (4.7 m²) and walk in wardrobe 3.2m²)

Gravel drive leading to a spacious parking area and to the garage.

Easy to maintain garden with some woodland, a plenty of seating areas to enjoy the surrounding countryside.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES