LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45880THS24 Price: 265 000 EUR

agency fees to be paid by the seller

Character Stone House with Pool on the Dordogne River

EXCLUSIVE















INFORMATION

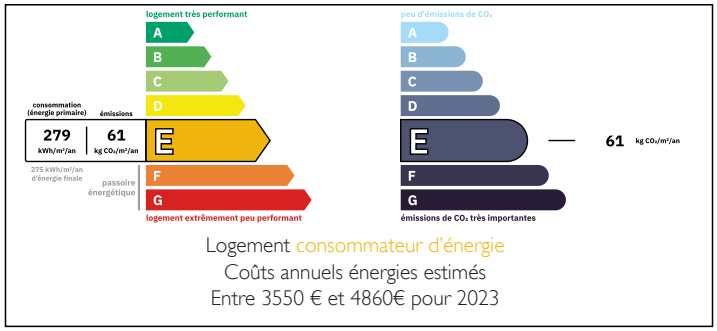
Town:	Creysse
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	138 m2
Plot Size:	1047 m2

IN BRIEF

Just a few minutes from Bergerac, this charming stone property enjoys an exceptional riverside setting on the banks of the Dordogne. Offering approximately 138 sqm of living space, the house combines authentic character with exposed beams, fireplaces and generous rooms. Accommodation includes a fully fitted 20.30 sqm kitchen, a 40 sqm living room with fireplace, three bedrooms (16.80, 19.30 and 15 sqm), an office, two shower rooms, utility room and summer kitchen. Set within approximately 1,047 sqm of enclosed gardens, the property also benefits from a 5 x 10 metre swimming pool, double garage, carport, photovoltaic panels, mains gas central heating, fibre internet and mains drainage. An ideal permanent residence, holiday home or investment property close to Bergerac.

Additional photographs, an immersive virtual tour and the complete property file are available upon

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3550 € et 4860€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

Located in the sought-after village of Creysse, just minutes from Bergerac and all amenities, this attractive character stone house dating from around 1850 enjoys a beautiful riverside setting on the banks of the Dordogne.

Offering approximately 138 sqm of single-storey accommodation, the property sits within enclosed gardens of around 1,047 sqm.

The accommodation comprises:

Fully fitted kitchen: 20.30 sqm
Utility room: 12.40 sqm
Spacious living room with fireplace: 40.00 sqm
Bedroom 1: 16.80 sqm
Bedroom 2 with fireplace: 19.30 sqm
Bedroom 3: 15.00 sqm
Office: 6.60 sqm
Shower room: 3.70 sqm
Second shower room: 3.70 sqm
Separate WC: 1.10 sqm
Hallway: 8.40 sqm
Inner hallway: 2.90 sqm

Outside, the enclosed garden enjoys a lovely swimming pool measuring 5 x 10 metres, ideal for relaxing while enjoying the peaceful riverside setting.

Additional features include:

Double garage
Carport
Summer kitchen with barbecue
Mains gas central heating
Double glazing
Fibre optic internet
Mains drainage
Photovoltaic solar panels

Combining authentic charm, generous accommodation and a highly desirable location close to Bergerac, this attractive property would make an