LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46494HRC24 Price: 150 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (140 000 EUR without fees)

Charming Detached Home with Tower Near Bergerac















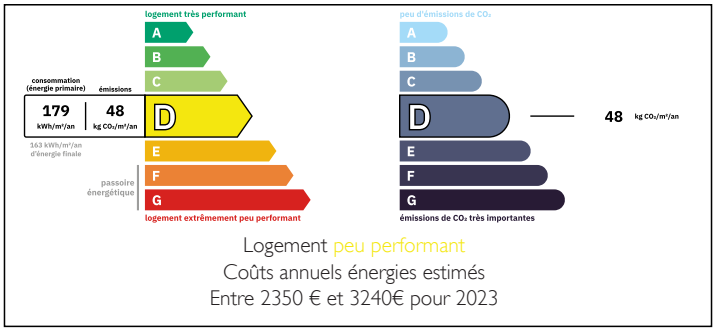
INFORMATION

Town:	Cours-de-Pile
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	106 m2
Plot Size:	1842 m2

IN BRIEF

Situated just outside Cours-de-Pile, this charming detached home offers comfortable single-level living with the added character of a tower bedroom. Set on a generous enclosed plot of 1,842 m², the property includes four bedrooms, practical outbuildings, and an attached garage with cellar. Ideally located only 10 minutes from Bergerac, with its international airport and full range of amenities, this home is perfect for both permanent living or a peaceful retreat.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2350 € et 3240€ 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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LOCAL TAXES

Taxe foncière:	**1079 EUR**

NOTES

DESCRIPTION

This charming detached single-storey home, complete with a distinctive tower, is ideally located just outside Cours-de-Pile, only 10 minutes from the vibrant centre of Bergerac.

The property offers well-balanced and comfortable living spaces, including an entrance hall, a bright and welcoming living room, a fitted kitchen, a bathroom, separate WC, three ground-floor bedrooms, as well as a utility room and pantry providing practical storage solutions.

A unique feature of the home is the additional bedroom set within the tower, offering character and privacy—ideal as a guest room, office, or creative space.

The house also benefits from an attached garage with a cellar, perfect for storage or workshop use, along with a garden shed for additional outdoor equipment.

Set on a fully enclosed plot of 1,842 m², the property provides a generous outdoor space suitable for gardening, relaxation, or family activities, all within a peaceful environment.

Its location is a key advantage: close to Bergerac, a lively town offering an international airport, hospital, schools, shops, restaurants, and all essential amenities, making this home ideal for both permanent living and holiday use.

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