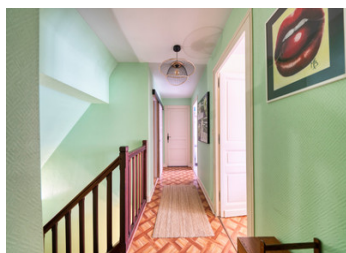


Character property of 162m with swimming pool and 7,940m wooded grounds near Bergerac



INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	7940 m2



IN BRIEF

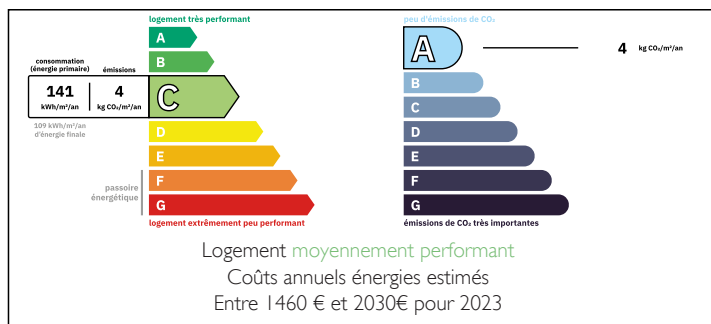
Close to Bergerac, this character property offers approximately 162.5m² of living space in a peaceful, green setting within easy reach of amenities.

Set in 7,940m² of mature grounds with orchard and woodland, the house provides generous living areas, 4 bedrooms, one currently used as an office, two bathrooms/shower rooms and additional upstairs areas offering further potential.

Outside, a covered swimming pool, double garage, cellar, storage areas and well complete the property. Heat pump, photovoltaic panels, thermodynamic water heater, double glazing, upgraded insulation and fibre internet. DPE C.

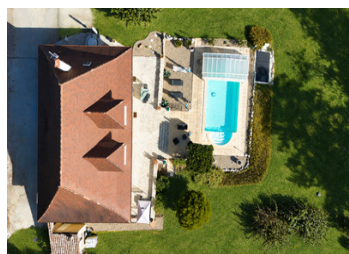
More photos available on request!

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.



LOCAL TAXES

Taxe foncière:	2928 EUR
Taxe habitation:	450 EUR

NOTES

DESCRIPTION

Close to Bergerac, this character property offers approximately 162.5m² of living space in a peaceful, green setting within easy reach of amenities. Set in 7,940m² of mature grounds with orchard and woodland, the house provides generous living areas, 4 bedrooms, one currently used as an office, two bathrooms/shower rooms and additional upstairs areas offering further potential. Outside, a covered swimming pool, double garage, cellar, storage areas and well complete the property. Heat pump, photovoltaic panels, thermodynamic water heater, double glazing, upgraded insulation and fibre internet. DPE C.

More photos and a virtual tour available on request!

DESCRIPTION

Located just a few minutes from Bergerac, this character property offers approximately 162.5m² of living accommodation, set within attractive grounds of 7,940m², combining generous interior space with a peaceful countryside environment.

GROUND FLOOR

An entrance hall provides access to the main living areas. The comfortable living room opens towards the outside, while a separate dining room provides an additional reception space.

The separate kitchen offers generous space for everyday family life.

This level also comprises two bedrooms, one currently used as an office, together with a bathroom equipped with both a bath and shower.

FIRST FLOOR

Upstairs are two further bedrooms and a shower room.