



RENOVATED HOUSE + 2 STUDIOS, RECEPTION
ROOM, (SALT) POOL, LAND OF ABOUT 3.1 HA.
BEAUTIFUL COUNTRYSIDE VIEWS.

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PROPERTY FACT FILE	
REFERENCE	A12476
PRICE	€ 1,050,000 £ 899,252* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	420 m ²
LAND	31123 m ²
TOWN	Bergerac
DEPARTMENT	Dordogne
LOCATION	0-2KM to amenities
TYPE	Gîte, Bed and Breakfast
CONDITION	Excellent condition
FEATURES	Electricity on site, Garage, Barns / outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- close to airport
- 12 km from Bergerac
- 3 suites + office 36m².
- 2 studios 41/47 m²
- reception area 90+86 sqm

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Top quality property combining authenticity, charm and refinement. On more than 3 hectares, with a dominant view, it is composed of a fully renovated main house, a barn with 2 studios (47 and 41 m²) and in its centre a reception room of more than 90m² with a mezzanine that represents an additional space of 86m². It has a large courtyard

DESCRIPTIF

Some additional information:

Main house: 230 m².

The ground floor offers :

a 57m² room comprising fitted kitchen-living room with insert fire a master suite with bathroom and shower space directly overlooking the pool

On the first floor, the living room and its Scandinavian stove is articulated around a bedroom of 26 m² with its shower room and a working space of 36 m², which can easily become a complementary suite.

The barn, 346m² : also entirely renovated, offers several spaces, on both sides 2 studios of 41 m² and 47 m² .

In the centre a multipurpose space of 90 m² and its mezzanine of 86 m². This space hosts a kitchen area, a wine cellar, a workshop, archives, dressing room for artists performing here, library lounge, work space, and a first garage.

The 12x6m swimming pool with rigid cover is in direct proximity to the main house and the master bedroom, and overlooks the countryside.

Finally, the independent garage of 66m², wood frame, will shelter up to 4 cars, bikes and or motorcycles.

This is an absolute must to discover if you want to imagine a family life there, to receive family, friends or with commercial potential.

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A12476>

COMPLETE FILE AND PHOTO ON REQUEST



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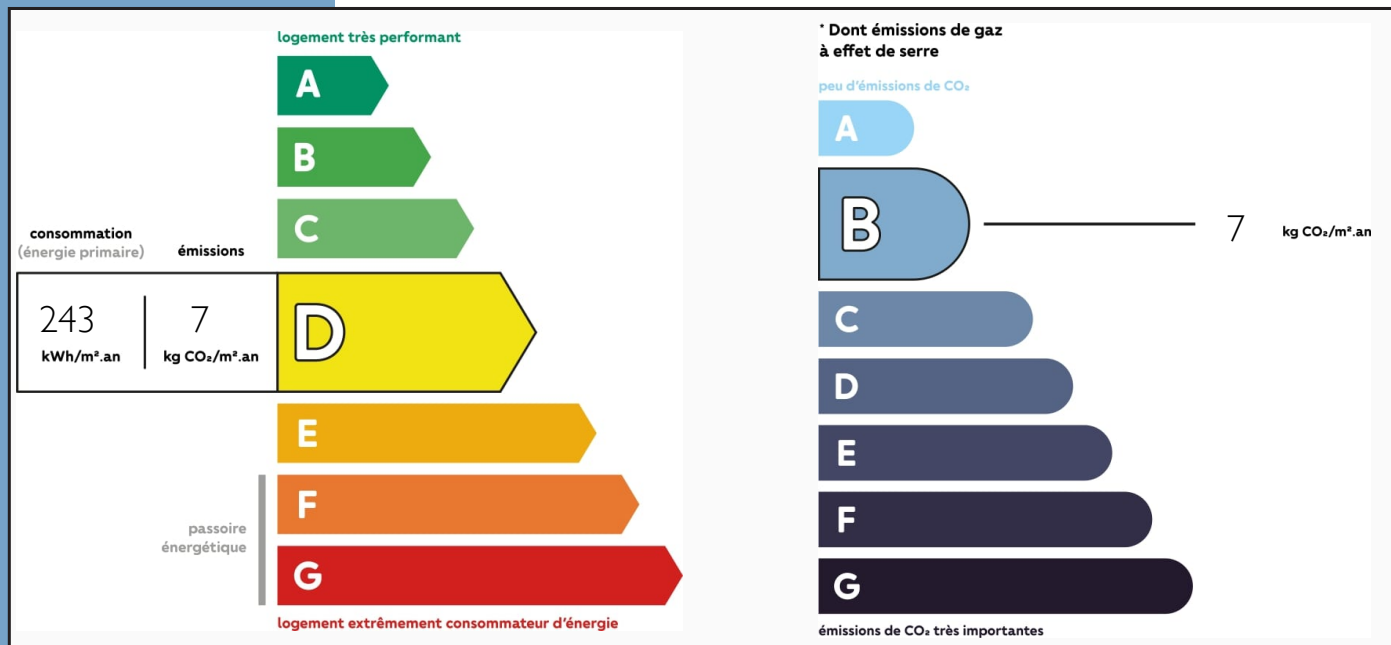
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STUDIOS, RECEPTION ROOM,
(SALT) POOL, LAND OF
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COUNTRYSIDE...

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ENERGIE-DPE

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CONTACT

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AND PHOTOS
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