





PETIT CHÂTEAU IN CENTRE OF BERGERAC IN GROUNDS OF MORE THAN I HECTARE WITH TREES. QUIET LOCATION.

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#### PROPERTY FACT FILE

REFERENCE A13601

PRICE € 970,000

£ 0\*

\*agency fees to be paid by the seller

BEDROOM 5

BATHROOM 3

ACCOMMODATION 416 m<sup>2</sup>

LAND 15000 m<sup>2</sup>

TOWN Bergerac

**DEPARTMENT** 

LOCATION Town property

TYPE Maison de Vacances, Bed and

Breakfast, Hotel

CONDITION

FEATURES Swimming Pool, Mains Drains,

River Frontage

\*Price based on current exchange rate which is subject to change





- 2.5 km from the station and 7 kms from the airport
- All amenities onsite
- Property with character and charm
- Salt water 5 x 10m pool
- Sauna with relaxation area

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Charm, authenticity, high quality services: Gentleman's residence of the XVIII century of 416 m<sup>2</sup>. The grounds of 1.5 ha has mature trees, some of them classified, as well as a brook on the property limit.

#### **DESCRIPTIF**

On the ground floor, in the inner courtyard section, a kitchen, a large living room, a conservatory, two bedrooms with private bathrooms, a boudoir, a relaxation area equipped with a sauna, an intimate living room.

In the park part, a reception room, a library and an office.

On the first floor, it is composed of a master suite with dressing room and

bathroom with an access to the grounds, two children's bedrooms and a shower room.

A period outbuilding of 205 m $^2$  and a salt system swimming pool of 5  $\times$  10 m $^2$  complete this property.

You will appreciate the proximity of the airport Bergerac-Roumaniere (less than 7 km) and the train station (2.5 km)

In detail: GROUND FLOOR

Entrance 10.65m² view of park and stream
Reception room 25.6m² ceiling height 3.65m
Through room 14.2m²
Library 30m² with functioning fireplace
Office 13.2m² height 3.35m
Kitchen 27.45m² glass roof 40.7m
Laundry room 14.23m²
Bedroom 1 - 14.61m²
Shower room 5.4m²
Hallway 8.93m²
Toilet 2.7m²
Living room 36.8m² pool view
Relaxation room 26.9m²

**UPSTAIRS** 

More Online:

Boudoir 12.8m<sup>2</sup> Bedroom 2 - 11,80m<sup>2</sup> Bathroom 5.55m<sup>2</sup>

https://leggettprestige.com/luxury-property-for-sale/view/A13601

COMPLETE FILE AND PHOTO ON REQUEST



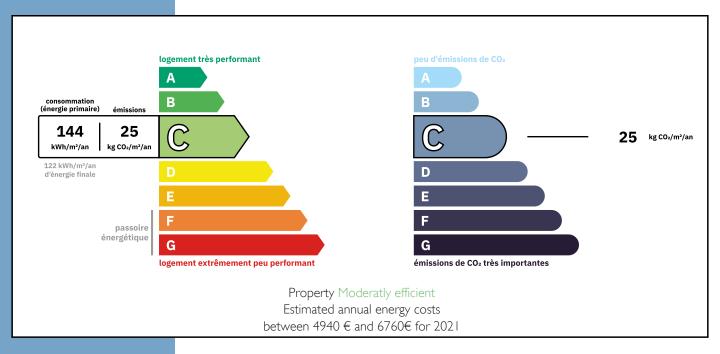




PETIT CHÂTEAU IN CENTRE OF BERGERAC IN GROUNDS OF MORE THAN I HECTARE WITH TREES, QUIET LOCATION... Information about risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr/

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## **ENERGIE-DPE**



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# CONTACT

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Téléphone : +33 553 608 488 E-mail: prestige@leggett.fr