



BEAUTIFUL 4-BEDROOM HOUSE, BEAUTIFULLY
RENOVATED WITH EQUESTRIAN FACILITIES AND
LOVELY 1 BEDROOM GITE.

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GIT...



PROPERTY FACT FILE	
REFERENCE	A21929VGR24
PRICE	€ 950,000 £ 817,789* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	285 m ²
LAND	41619 m ²
TOWN	Bergerac
DEPARTMENT	Dordogne
LOCATION	50km or less to airport
TYPE	
CONDITION	Excellent condition
FEATURES	Electricity on site, Garage, Barns / outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- New pool
- Set in 4.6 hectares of land (over 11 acres)
- 20x40 sand school & 380m² barn with boxes
- Lovingly renovated and extended, no expense spared
- Charming garden with well stocked beds

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Set in 4.6 hectares of quiet countryside yet 15 mins to Bergerac you will find this fantastic house with its new pool and equestrian facilities which includes a 20 x 40 sand school and 380m² barn with loose boxes.

DESCRIPTIF

Beautiful 4-bedroom house, renovated and extended in the last few years with equestrian facilities and spacious 1 bedroom gite.

The main house is set over 3 levels with underfloor heating throughout heated by hot water via the heat exchanger.

The house was built with a timber frame construction in a Perigordine style so beautiful exposed timber beams throughout.

The Main House comprises:

Ground Floor Entrance Hall: Approx 14m² Double doors lead to a large hall with exposed beams, tiled flooring, and a striking oak staircase with handmade steel balustrades. WC with handbasin.

Kitchen/Lounge/Dining area: Approx 75m² beautiful 2-toned grey handbuilt kitchen with large island with double sink and Brazilian granite worktops, further sink, tiled floor throughout. Double doors lead to a large covered terrace. There are 2 further sets of double doors which flood the room with light. Wood burning stove.

Utility Room: Approx 16m² Plenty of workspace, overhead and base units for storage. Butler sink with Granite surround, also houses boiler and large fridge freezer with door leading to the back garden to a large vegetable patch.

First Floor All flooring on the first floor is 4mm oak veneer flooring with underfloor heating.

Bedroom: Approx 27m² triple aspect

Bedroom: Approx 33m² Fitted wardrobes, triple aspect, and a small balcony

Family Bathroom: Large Mira shower, handbasin with unit under toilet, bidet heated towel rail.

Attic for storage but could

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A21929VGR24>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

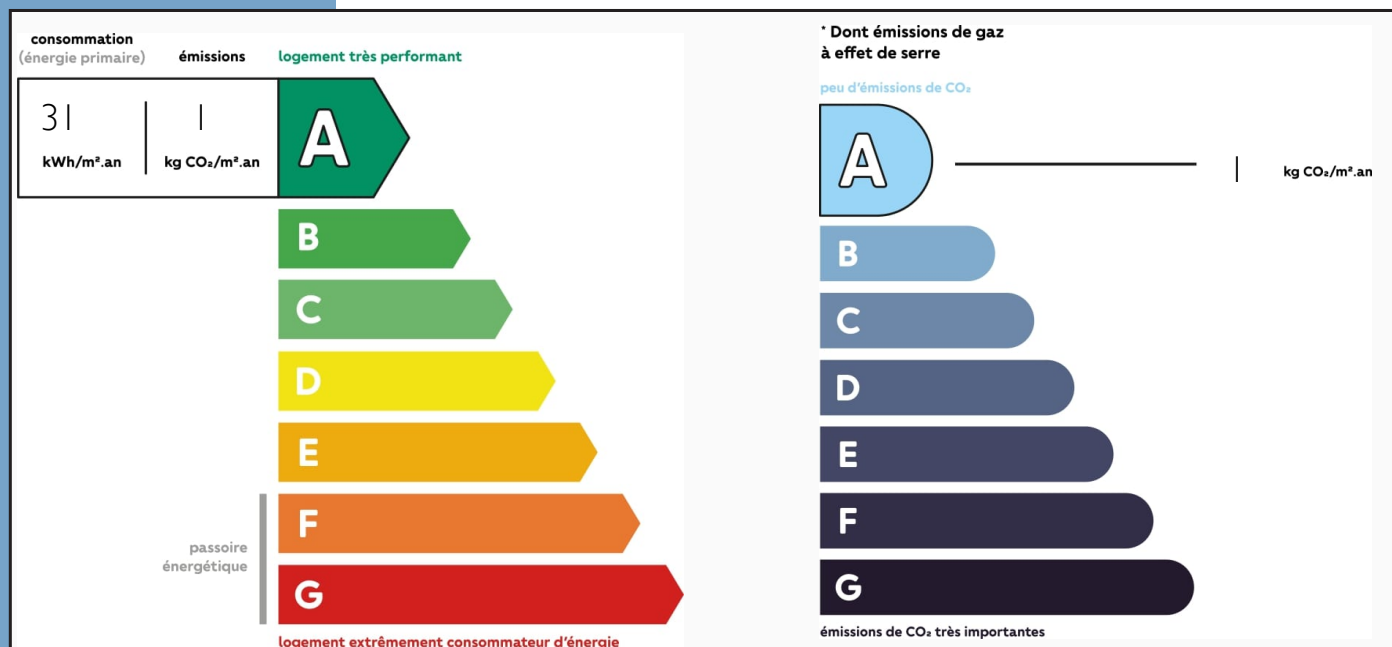
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ENERGIE-DPE

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



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
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