



LUXURY B&B, RIVERFRONT LOCATION AND  
IMMACULATE GROUNDS. A REAL SLICE OF  
HEAVEN!



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## PROPERTY FACT FILE

REFERENCE	A04239
PRICE	€ 1,420,500 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	0
BATHROOM	0
ACCOMMODATION	554 m <sup>2</sup>
LAND	13040 m <sup>2</sup>
TOWN	Bergerac
DEPARTMENT	
LOCATION	Close to golf course
TYPE	
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	







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A magnificent estate set between Bergerac and Saint Emilion, in the heart of the Périgord Pourpre. This stunning residence commands one of the best riverfront positions in the region.

The property has been completely and lovingly restored by its current owners to an extremely high standard. It is tucked away in the vines in

## DESCRIPTIF

A gravel driveway leads up to 2 buildings comprising a 3 bedroomed family house, 5 independent guest rooms, a 1 bedroom cottage, and a 2 bedroom cottage. Giving a total of 11 bedrooms.

Main house

Ground floor:

- Entrance of approx 14m<sup>2</sup>
- Living room/Dining room approx 51m<sup>2</sup>
- Fully fitted Kitchen approx 14m<sup>2</sup>
- Laundry room/Store room approx 27m<sup>2</sup>

Stairs leading to first floor:

- Lounge approx 54m<sup>2</sup>
- Bedroom approx 35m<sup>2</sup>
- Bedroom approx 13m<sup>2</sup>
- Bedroom approx 8m<sup>2</sup>
- Bathroom approx 7m<sup>2</sup>
- Store Room approx 12m<sup>2</sup>
- Wine cellar approx 17m<sup>2</sup>

Independent Guest Accommodation:

- Bedroom with shower room approx 28m<sup>2</sup>
- Bedroom with shower room approx 28m<sup>2</sup>
- Bedroom with shower room approx 22m<sup>2</sup>
- Bedroom with living room and bathroom approx 45m<sup>2</sup>
- Bedroom with en-suite bathroom approx 35m<sup>2</sup>
- Cottage/Gite with 1 bedroom approx 72m<sup>2</sup>
- Cottage/Gite with 2 bedrooms approx 72m<sup>2</sup>

The cottages/Gites, with independent entrances, can be joined together (internal communication door) to accommodate 8 people.

For more information on this stunning property please get in touch.

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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/A04239>

COMPLETE FILE AND PHOTO ON REQUEST



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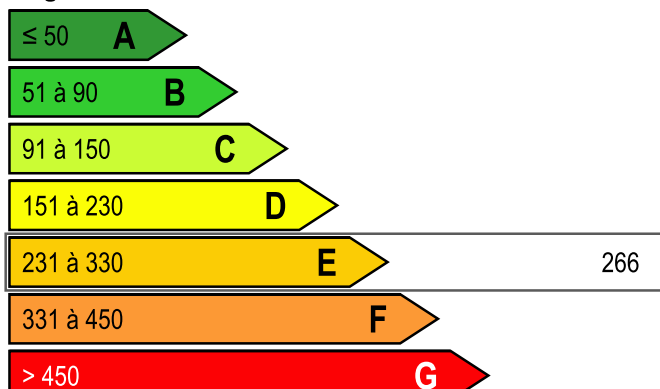
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## ENERGIE-DPE

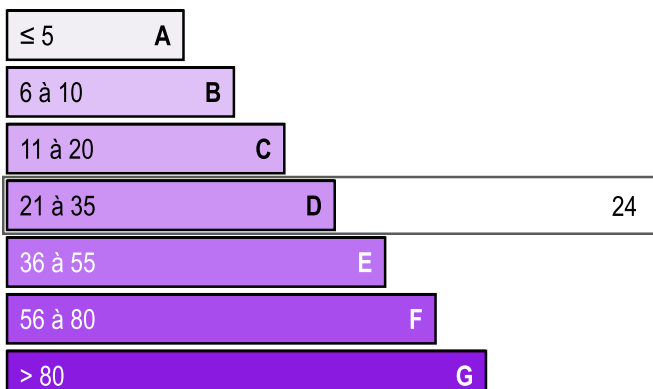
### Logement économe



266

### Logement énergivore

### Faible émission de GES



24

### Forte émission de GES

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## CONTACT

Réf :A04239  
FILE COMPLETE  
AND PHOTOS  
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