



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

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



## PROPERTY FACT FILE

REFERENCE	A12476
PRICE	€ 1,050,000 £ 889,928* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	420 m <sup>2</sup>
LAND	31 123 m <sup>2</sup>
TOWN	Bergerac
DEPARTMENT	Dordogne
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Walking distance to shops, Garage

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

- close to airport
- 12 km from Bergerac
- 3 suites + office 36m<sup>2</sup>.
- 2 studios 41/47 m<sup>2</sup>
- 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 m<sup>2</sup>) and in its centre a reception room of more than 90m<sup>2</sup> with a mezzanine that represents an additional space of 86m<sup>2</sup>. It has a large courtyard

## DESCRIPTIF

Some additional information:

Main house: 230 m<sup>2</sup>.

The ground floor offers :

a 57m<sup>2</sup> 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 m<sup>2</sup> with its shower room and a working space of 36 m<sup>2</sup>, which can easily become a complementary suite.

The barn, 346m<sup>2</sup> : also entirely renovated, offers several spaces, on both sides 2 studios of 41 m<sup>2</sup> and 47 m<sup>2</sup> .

In the centre a multipurpose space of 90 m<sup>2</sup> and its mezzanine of 86 m<sup>2</sup>. 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 66m<sup>2</sup>, 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.

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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/A12476>

[COMPLETE FILE AND PHOTO ON REQUEST](#)

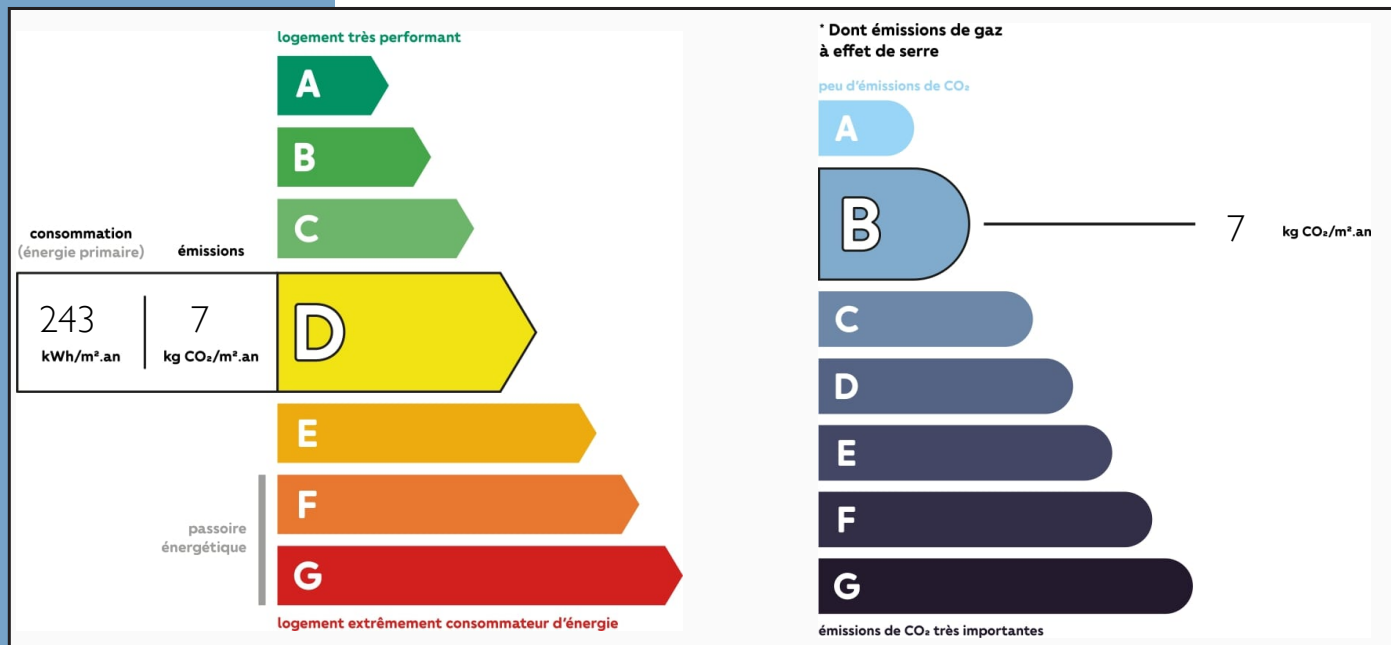


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## ENERGIE-DPE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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