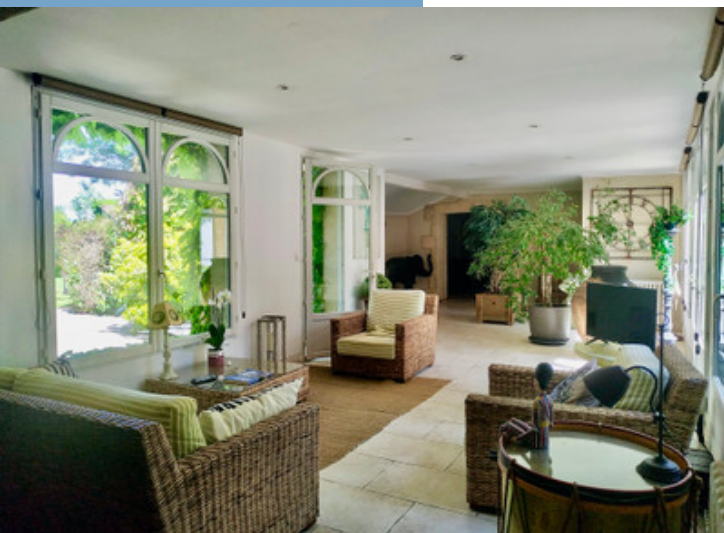




PETIT CHÂTEAU IN CENTRE OF BERGERAC IN  
GROUNDS OF MORE THAN 1 HECTARE WITH  
TREES. QUIET LOCATION.



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PROPERTY FACT FILE	
REFERENCE	A13601
PRICE	€ 970,000 £ 812,113* *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	Dordogne
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<sup>2</sup> and a salt system swimming pool of 5 x 10 m<sup>2</sup> 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 10.65m<sup>2</sup> view of park and stream

Reception room 25.6m<sup>2</sup> ceiling height 3.65m

Through room 14.2m<sup>2</sup>

Library 30m<sup>2</sup> with functioning fireplace

Office 13.2m<sup>2</sup> height 3.35m

Kitchen 27.45m<sup>2</sup> glass roof 40.7m

Laundry room 14.23m<sup>2</sup>

Bedroom 1 - 14.61m<sup>2</sup>

Shower room 5.4m<sup>2</sup>

Hallway 8.93m<sup>2</sup>

Toilet 2.7m<sup>2</sup>

Living room 36.8m<sup>2</sup> pool view

Relaxation room 26.9m<sup>2</sup>

Boudoir 12.8m<sup>2</sup>

Bedroom 2 - 11,80m<sup>2</sup>

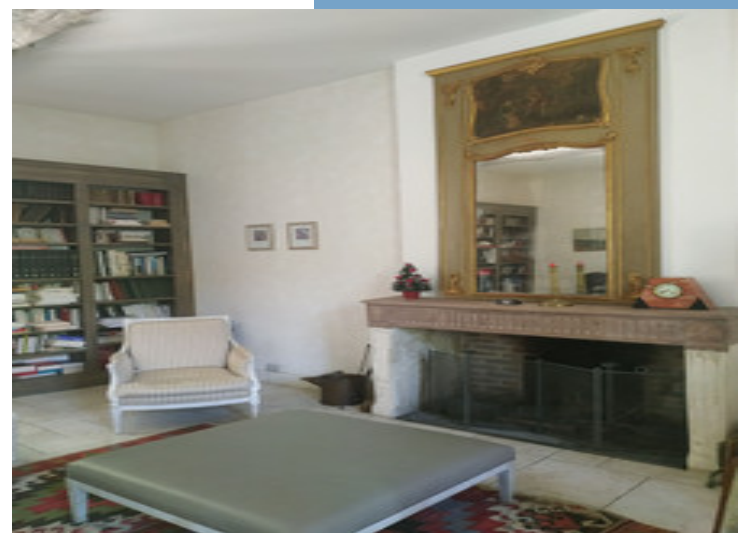
Bathroom 5.55m<sup>2</sup>

### UPSTAIRS

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

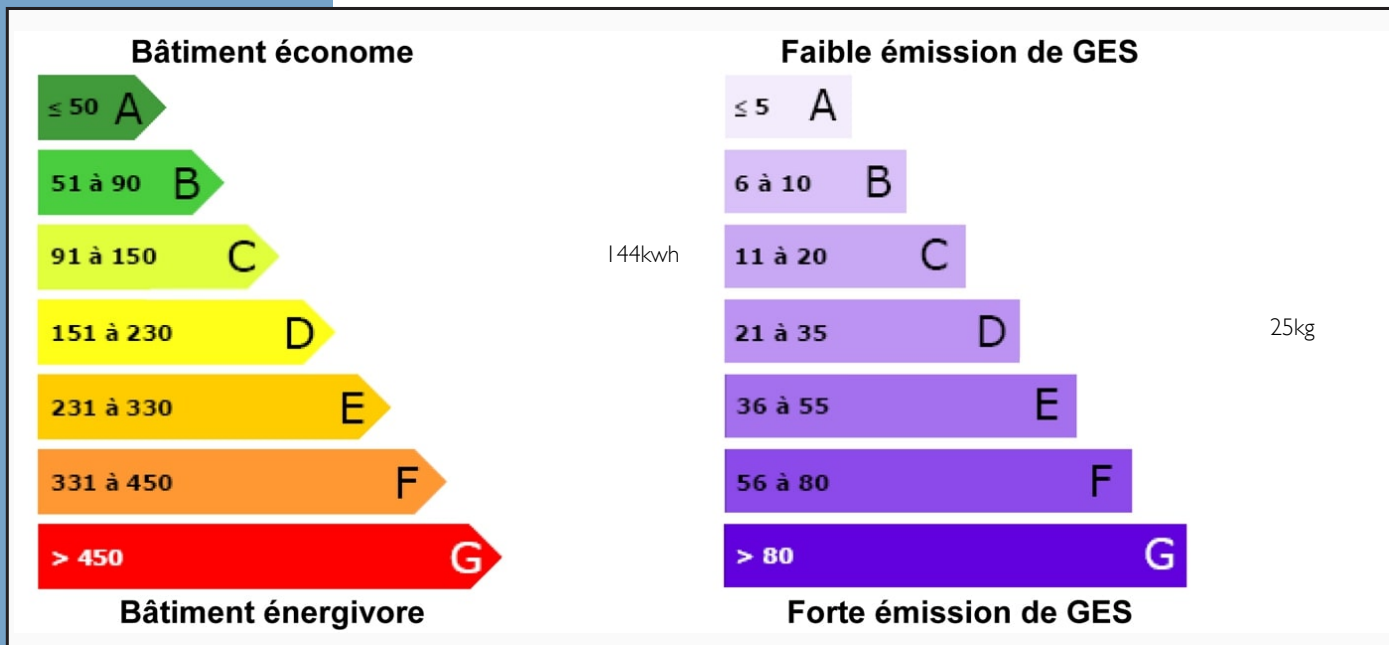


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## ENERGIE-DPE

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



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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A13601  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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