



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

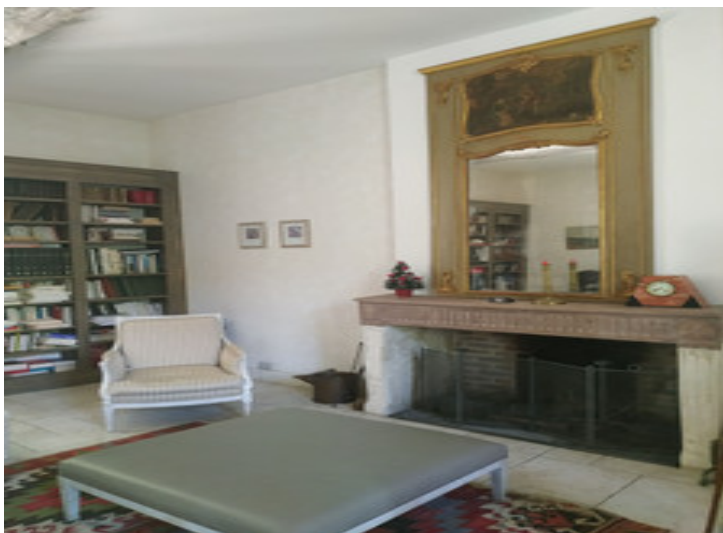
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PROPERTY FACT FILE

REFERENCE	A13601
PRICE	€ 970,000 £ 830,058* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	416 m ²
LAND	15000 m ²
TOWN	Bergerac
DEPARTMENT	Dordogne
LOCATION	0-2KM to amenities
TYPE	Hôtel
CONDITION	Excellent condition
FEATURES	Mains Drains, Wheelchair friendly, Electricity on site

*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 m².

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 m² and a salt system swimming pool of 5 x 10 m² 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

Boudoir 12.8m²

Bedroom 2 - 11.80m²

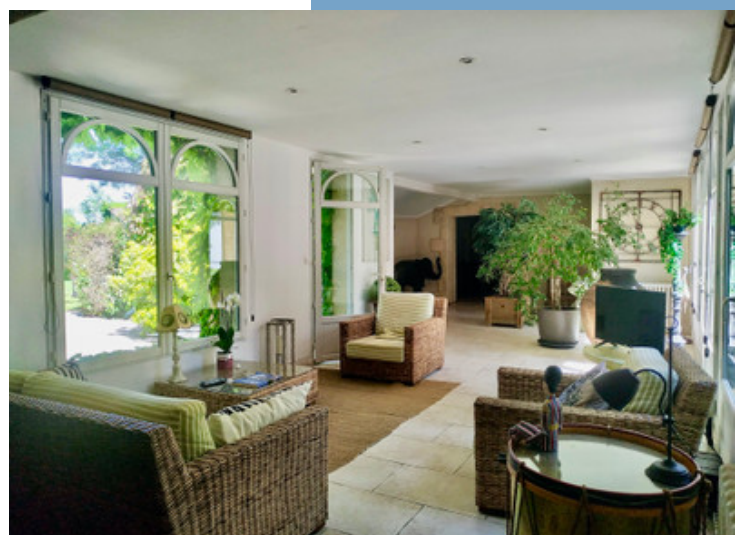
Bathroom 5.55m²

UPSTAIRS

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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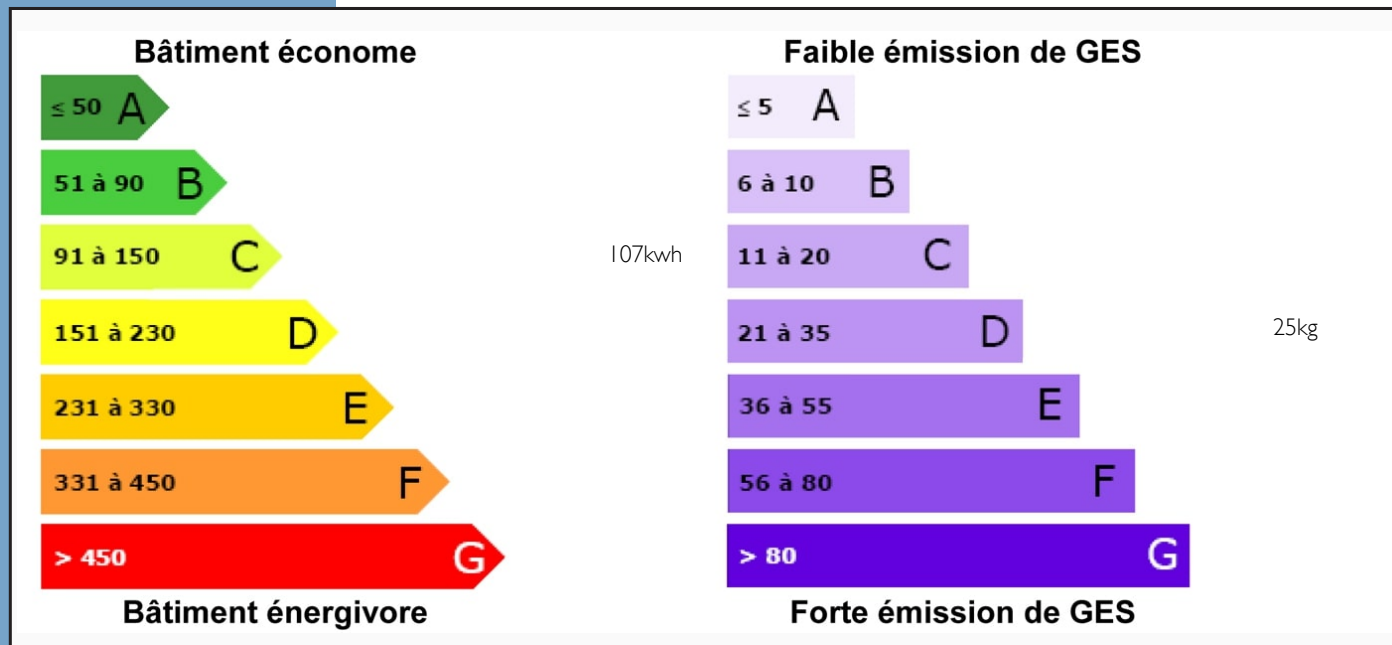
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ENERGIE-DPE

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



NOTICE

Leggetts, their client and any joint agents give notice that:

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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 : AI3601
FILE COMPLETE
AND PHOTOS
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