



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 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	416 m <sup>2</sup>
LAND	15000 m <sup>2</sup>
TOWN	Bergerac
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	
FEATURES	Swimming Pool, Mains Drains, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	



- 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



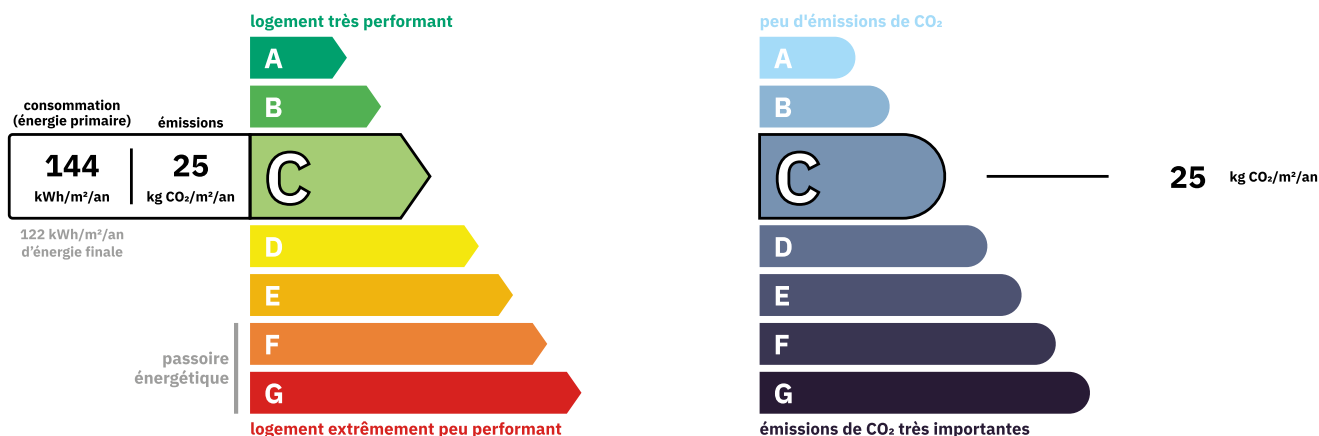


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## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between 4940 € and 6760€ for 2021

## NOTICE

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## CONTACT

Réf : AI3601  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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