



BEAUTIFUL 4-BEDROOM HOUSE, BEAUTIFULLY  
RENOVATED WITH EQUESTRIAN FACILITIES AND  
LOVELY 1 BEDROOM GITE.



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PROPERTY FACT FILE	
REFERENCE	A21929VGR24
PRICE	€ 950,000 £ 803,254* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	285 m <sup>2</sup>
LAND	41619 m <sup>2</sup>
TOWN	Bergerac
DEPARTMENT	Dordogne
LOCATION	50km or less to airport
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- New pool
- Set in 4.6 hectares of land (over 11 acres)
- 20x40 sand school & 380m<sup>2</sup> barn with boxes
- Lovingly renovated and extended, no expense spared
- Charming garden with well stocked beds

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Set in 4.6 hectares of quiet countryside yet 15 mins to Bergerac you will find this fantastic house with its new pool and equestrian facilities which includes a 20 x 40 sand school and 380m<sup>2</sup> barn with loose boxes.

## DESCRIPTIF

Beautiful 4-bedroom house, renovated and extended in the last few years with equestrian facilities and spacious 1 bedroom gite.

The main house is set over 3 levels with underfloor heating throughout heated by hot water via the heat exchanger.

The house was built with a timber frame construction in a Perigordine style so beautiful exposed timber beams throughout.

The Main House comprises:

Ground Floor Entrance Hall: Approx 14m<sup>2</sup> Double doors lead to a large hall with exposed beams, tiled flooring, and a striking oak staircase with handmade steel balustrades. WC with handbasin.

Kitchen/Lounge/Dining area: Approx 75m<sup>2</sup> beautiful 2-toned grey handbuilt kitchen with large island with double sink and Brazilian granite worktops, further sink, tiled floor throughout. Double doors lead to a large covered terrace. There are 2 further sets of double doors which flood the room with light. Wood burning stove.

Utility Room: Approx 16m<sup>2</sup> Plenty of workspace, overhead and base units for storage. Butler sink with Granite surround, also houses boiler and large fridge freezer with door leading to the back garden to a large vegetable patch.

First Floor All flooring on the first floor is 4mm oak veneer flooring with underfloor heating.

Bedroom: Approx 27m<sup>2</sup> triple aspect

Bedroom: Approx 33m<sup>2</sup> Fitted wardrobes, triple aspect, and a small balcony

Family Bathroom: Large Mira shower, handbasin with unit under toilet, bidet heated towel rail.

Attic for storage but could

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A21929VGR24>

COMPLETE FILE AND PHOTO ON REQUEST



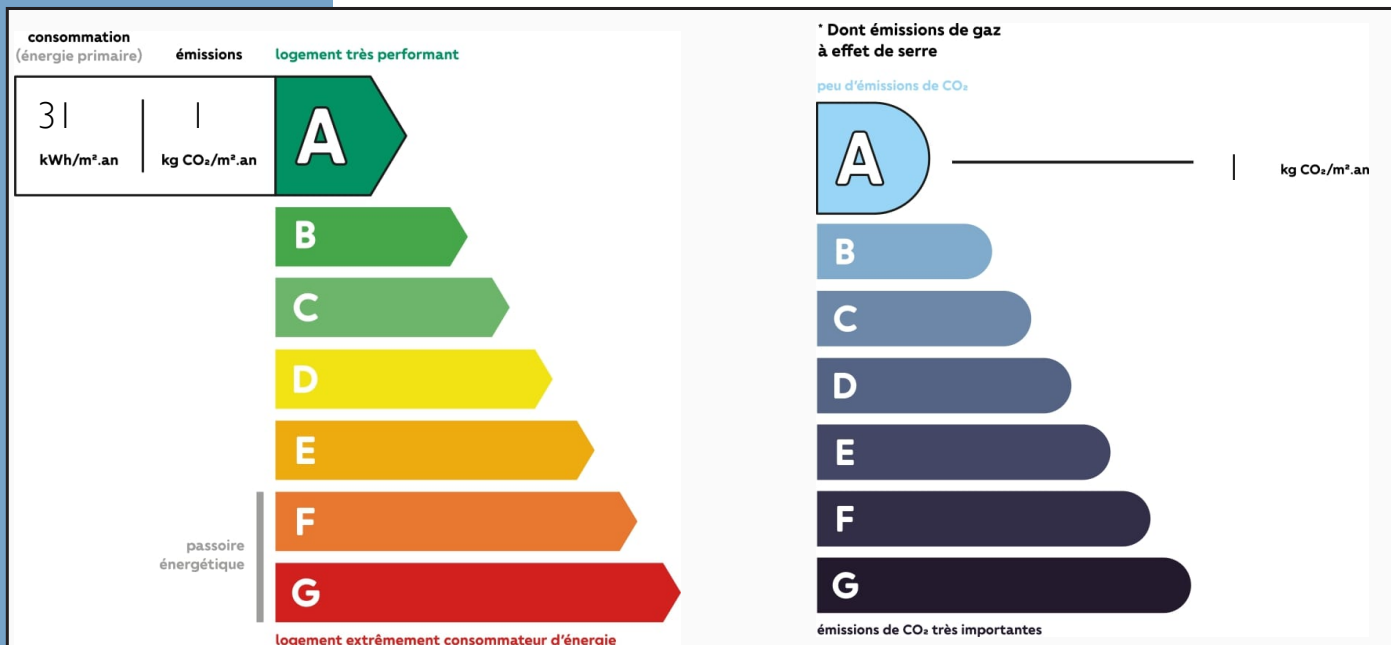


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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf :A21929VGR24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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