



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 £ 805,173* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	285 m ²
LAND	41619 m ²
TOWN	Bergerac
DEPARTMENT	Dordogne
LOCATION	50km or less to airport
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- New pool
- Set in 4.6 hectares of land (over 11 acres)
- 20x40 sand school & 380m² 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 380m² 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 14m² 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 75m² 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 16m² 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 27m² triple aspect

Bedroom: Approx 33m² 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

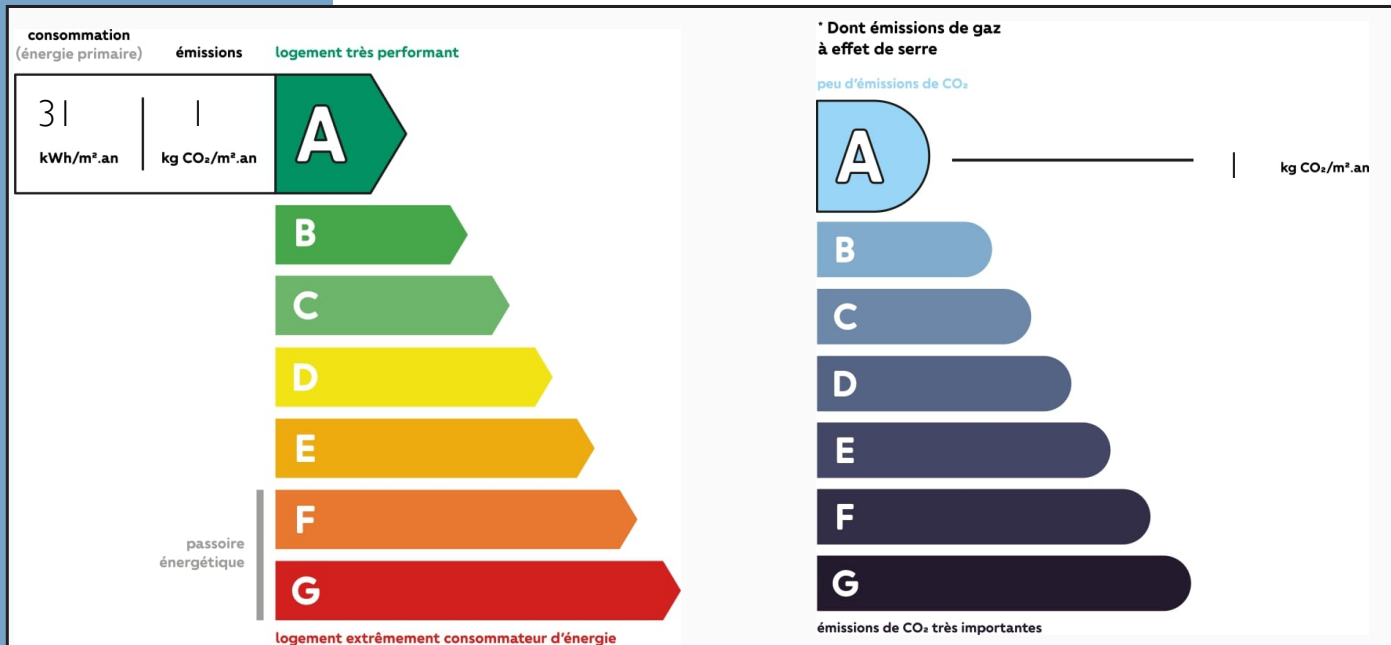


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ENERGIE-DPE

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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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 :A21929VGR24
FILE COMPLETE
AND PHOTOS
ON REQUEST

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