





BEAUTIFUL 4-BEDROOM HOUSE, BEAUTIFULLY RENOVATED WITH LOVELY I BEDROOM GITE, LARGE BARN AND SWIMMING POOL,

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#### PROPERTY FACT FILE

REFERENCE A21929VGR24

PRICE € 850,000

£ 0\*

\*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

LOCATION 50km or less to airport

TYPE Maison, Family Home

CONDITION

FEATURES Swimming Pool, Other Drainage,

Garage

\*Price based on current exchange rate which is subject to change





- A rated DPE for energy efficiency, economic to run
- Underfloor heating throughout the main house
- Set in 4.6 hectares of land, sand school and barn
- Lovingly renovated and extended, no expense spared
- Charming garden with well stocked beds

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Large family home which is A rated and economic to run with underfloor heating throughout the 4 bedroom new extension. The house has been completely and lovingly renovated and extended over the last few years with no expense spared, the attention to detail and the materials used are of the highest quality. The flow and light of

### DESCRIPTIF

Large family home which is A rated and economic to run with underfloor heating throughout the 4 bedroom new extension. This part is an individually designed new build (finished in 2020) made in an older Perigordine style to blend in with the original part which is now a 1 bedroom self contained apartment, all modernised but nearly 300 years old.

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:

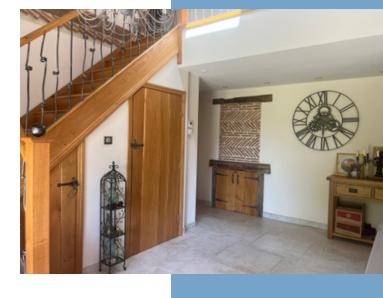
Ground Floor Entrance Hall: Approx 14m<sup>2</sup> Double doors lead to a large hall with exposed beams, tiled flooring, and a striking oak staircase with handmade steel balustrades. WC with handbasin.

Kitchen/Lounge/Dining area: Approx 75m² beautiful 2-toned grey handbuilt kitchen with large island with double sink and Brazillian 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 27





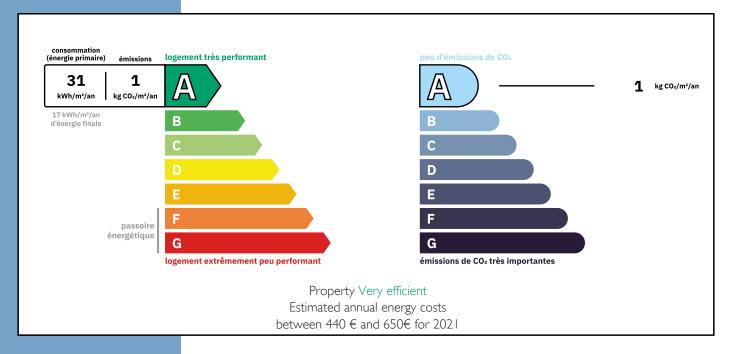


#### More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A21929VGR24 COMPLETE FILE AND PHOTO ON REQUEST BEAUTIFUL 4-BEDROOM HOUSE, BEAUTIFULLY RENOVATED WITH LOVELY BEDROOM GITE, LARGE BARI AND SWIMMING Information about risks to which this property is exposed is available on the Géorisques website :  $\underline{ \text{https://www.georisques.gouv.fr/} }$ 

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## **ENERGIE-DPE**



## NOTICE

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# CONTACT

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