



ELEGANT CHARACTER HOME IN THE HEART OF MUSSIDAN, CLOSE TO BERGERAC



PROPERTY FACT FILE	
REFERENCE	A40332HRC24
PRICE	€ 500,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	2
ACCOMMODATION	282 m ²
LAND	1251 m ²
TOWN	Bergerac
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Habitable, Good condition
FEATURES	Mains Drains, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- 6 spacious bedrooms
- Romantic landscaped garden
- 100 m² basement with wine cellar
- Historic charm preserved
- Town center, walk everywhere

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Early 20th century character home with 6 bedrooms, romantic garden, 100 m² basement, just 25 minutes from Bergerac. Combining period authenticity with modern comfort, it stands out for its central location and refined atmosphere.

DESCRIPTION

Located in the very center of Mussidan, just 25 minutes from both Bergerac and Périgueux, this elegant early 20th century residence delights with its historic character seamlessly blended with modern comfort. With shops, schools, train station, and quick access to the A89 motorway all within walking distance, the setting offers a rare mix of convenience and tranquility.

Spread over four levels, including a spacious basement of around 100 m², the property offers generous volumes and a refined atmosphere.

A welcoming entrance, adorned with original cement tiles, leads into two elegant living rooms—the first with a stone fireplace, the second with a marble fireplace. The dining room connects directly to a stunning, fully equipped modern kitchen. This floor also includes a bedroom with dressing room and a bathroom.

A graceful staircase leads to a large landing giving access to two spacious bedrooms: one with a dressing room, the other with its own private bathroom.

The upper floor continues with three further bedrooms, one featuring a balcony, as well as a former bathroom that could easily be refurbished. A loft space lies above.

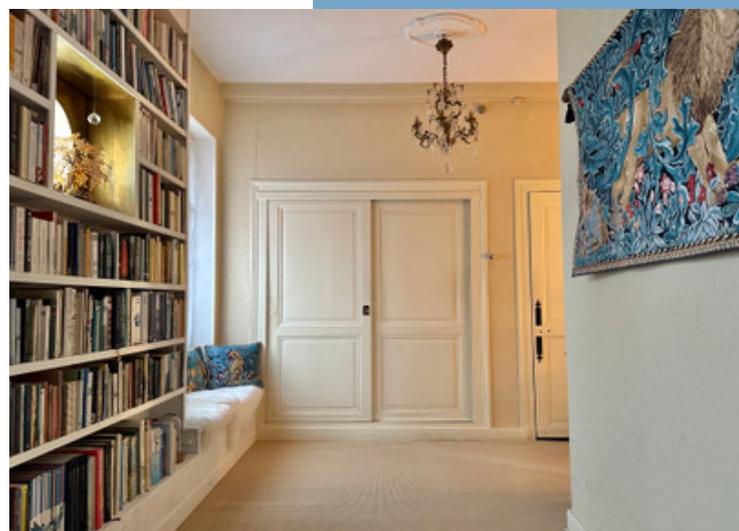
The impressive vaulted basement offers countless possibilities: authentic wine cellar, workshops, laundry room, storage rooms, and even a bar area. A rare asset for those who value both conviviality and practicality.

The landscaped garden, at once romantic and intimate, is organized in terraced levels, with the feel of an English garden. Founta...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40332HRC24>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

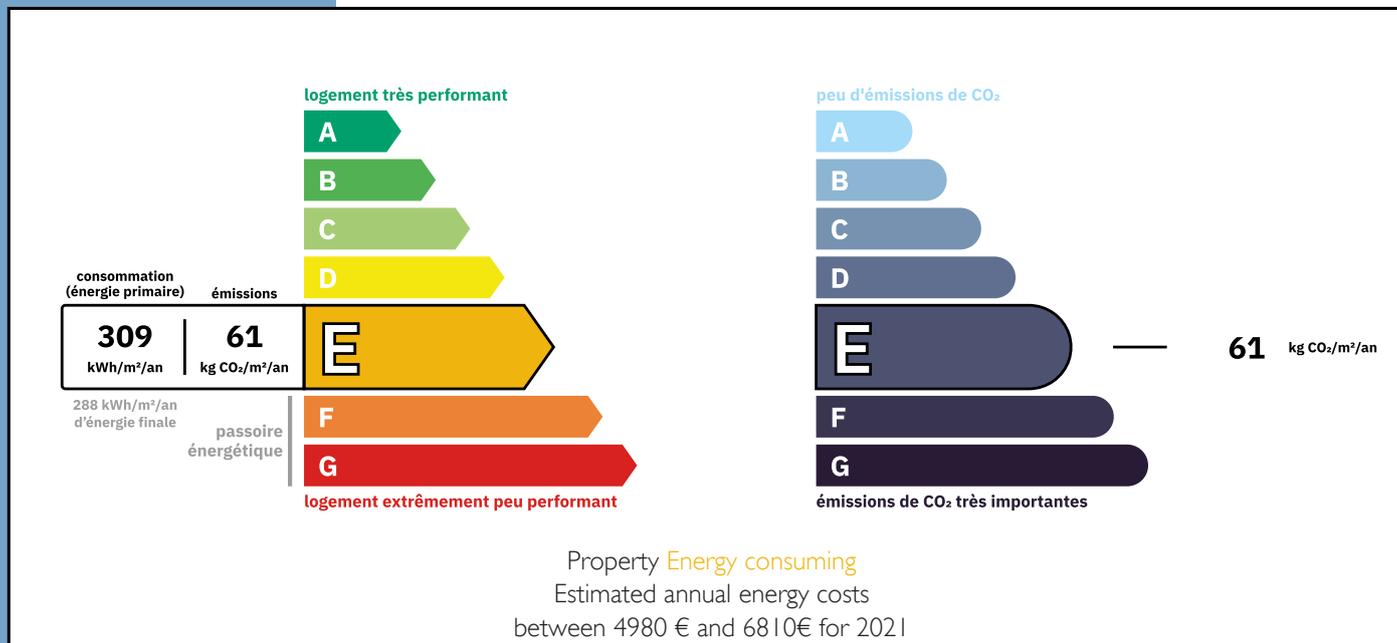
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ELEGANT CHARACTER HOME
IN THE HEART OF MUSSIDAN
CLOSE TO BERGERAC...

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

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ENERGIE-DPE



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
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