

Beautiful 4-bedroom house, beautifully renovated with equestrian facilities and lovely 1 bedroom gite.



INFORMATION

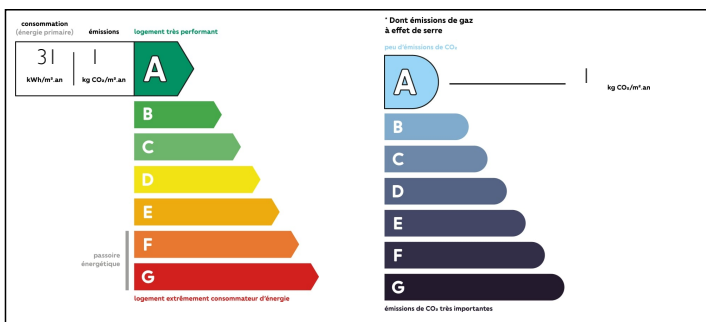
Town:	Bergerac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	285 m2
Plot Size:	41619 m2

IN BRIEF

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. 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 the house is fantastic throughout and the huge kitchen/living/dining area is perfect for a family as well as a great entertaining space! Outside the garden is charming, the beds are well stocked and the paddocks are post and rail fenced. The huge covered terrace with its douglas fir beams is a great space to relax and enjoy long summer evenings. This house really does have it all! Beautiful grounds,...



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1059 EUR

NOTES

DESCRIPTION

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.