



## Provencale style villa in an exceptional location with stunning views and near to Bergerac,

24100, Bergerac, Dordogne, Nouvelle-Aquitaine

\* Available \* 4 Beds \* 1 Bath

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# €424,000

Ref: BVI66859

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**French Entrée** 

## Property Description

The setting is truly enchanting and the overriding feeling is one of an exclusive residential area, a closely-guarded and well kept secret! There are a handful of neighbors along the little lane, but this property's generous plot is fully enclosed by hedges and fencing on all sides, ensuring complete privacy and tranquility. Ideal for pets or children to run free. The professionally laid out garden is full of exotic trees and shrubs designed to give continuous colour throughout the seasons and is a haven for wildlife. Beautiful birds and bird song are ever-present.

Yet it is only at 10 minutes drive to the bustling, riverside town of Bergerac with its fantastic markets, diverse commerce, excellent schools, hospital and only 5 minutes' drive to its international airport with daily flights to the UK, Holland, Belgium and Paris.

This property really does benefit from the best of both worlds.

It is perfect either as a permanent residence or holiday home or indeed an income-generating holiday-let.

The villa itself dates from the early 1980s but has been considerably modernised over the years. The light and spacious accommodation is conveniently laid out all on one-level, with a large basement underneath housing a large garage, laundry room and a games room as well as additional living space. There is the most fabulous terrace and conservatory to the rear ensuring that those magnificent views over the vine-covered valley can be enjoyed all year long. To the front of the property, there is covered terrace offering much needed shade in the summer months to enjoy al fresco dining, overlooking the beautiful grounds and across to the pool. The pool itself is covered and heated which considerably extends the season for usage and at 14 metres long and 5 metres wide, there is certainly plenty of room for everyone to be in it at once! There is also a pool house with fitted kitchen, pump house and a large wooden workshop in the grounds.

In summary, words and photos alone cannot do this property justice viewing is ESSENTIAL. Don't delay - properties in this location do not come in the market very often and as such are highly sought-after.

Price including agency fees : €424 000

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Buyer commission included: 6 %



## Gallery

