



6 Bedroom House,

24100, Bergerac, Dordogne, Nouvelle-Aquitaine

* 6 Beds * 1 Bath * 300m2

€550,000

Ref: LN-YWJ7P

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French Entrée 

Property Description

Ref.4040 : Charming Perigordian style house near Bergerac (Dordogne).

This charming Périgourdine house is located on the eastern outskirts of the town of Bergerac, not far from the river Dordogne, in a small commune of 1500 inhabitants which offers all amenities, schools, shops, sports activities, doctors. It is especially close to Bergerac the resource city and its international airport only 10 minutes away. This large house will provide its future owners with living space for the whole family in a quality building and the possibility of extensions for a professional activity.

The T-shaped construction suggests two construction periods: the first in the early 18th century for the main dwelling and the stables, as was customary at that time, and the second stage of work, which is the junction of the two main buildings extending towards the swimming pool area to form the T, in the early 19th century.

The property is divided into three buildings, all of traditional stone construction with a variation in the roofs, the first building is in flat Périgord 4-panel tiles and two other buildings in 2-panel canal tiles.

The openings face south and thus, towards the relaxation area with swimming pool and green space.

The house offers a living area of 300sqm distributed as follows:

On the ground floor: The entrance is generally through the fully equipped kitchen area of 30sqm which offers an East/West view with its large openings, on the left a scullery, a boiler room, an office area, a shower room. Then we arrive at the oldest part, a corridor which gives access to a bedroom with its shower area and a toilet attached to it. In parallel, a corridor gives access to the living room and dining room of 45sqm with exposed beams and fireplace. Then at the end, a master suite offering 22sqm with a fireplace and an independent shower room and breakfast area.

Finally, the last room on the ground floor is a 30sqm master suite, an extension of the kitchen, with a bathroom and a terrace by the pool.

On the first floor: A landing leads to a 19sqm attic bedroom and a bathroom on the left, and to the right, two bedrooms of 19 sqm and 24sqm in a row.

Adjacent to the boiler room, and communicating with the latter, a restored outbuilding comprising 2 rooms of 42 and 35sqm, one with a tiled floor and the other with a gravel floor, ideal for a gîte or artist's studio project.

This house is accessed via a small driveway closed by a beautiful wrought iron gate. Located on the northern boundary, this Périgourdine leaves plenty of room for a pleasant enclosed garden with various species. For your relaxation, during the hot summer days, a swimming pool of beautiful dimension 12x6 m completes this house on a ground of 3112sqm.

Cabinet LE NAIL ? Dordogne - Périgord - M. Bruno GUÉRIN : +33 (0)2.43.98.20.20

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