



Property with farmhouse, mobile home pitches, lake and 2 building plots,

24100, Bergerac, Dordogne, Nouvelle-Aquitaine

* Available * 3 Beds * 1 Bath

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€904,300

Ref: BVI64364

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French Entrée 

Property Description

A beautiful property located just north of Bergerac; comprising a magnificent longère renovated with high quality materials, outbuildings, on land including two building plots and a touristic area classified AUT (Autorisation Urbanisme Touristique).

The house is composed of approximately 140m² on one level with an open plan dining room with individually styled kitchen leading to a spacious lounge with fireplace, there are 3 bedrooms, a laundry room, bathroom and separate toilet. A mezzanine office completes this ensemble.

Furthermore, an adjoining and communicating garage with tiled floor and double glazed windows is also available for your vehicles or a potential extension project, subject to obtaining the necessary permissions.

The garden, with its magnificent restored pigeon house, is well kept and invites you to relax and stroll. With fruit trees including apple, pear, cherry and peach trees, the land also includes a horse box and a beautiful fish pond of more than one hectare for the delight of fishermen.

In addition to the two building plots, a development with an independant entrance and sanitary facilities is in place with a mobile home at your disposal as well as 8 motor home pitches.

A beautiful environment not far from Bergerac to relax with family and friends, or for the potential development of a tourist activity and earn an income too. A property not to be missed and viewed soon!!



