



10 Bedroom House,

24100, Bergerac, Dordogne, Nouvelle-Aquitaine

* 10 Beds * 1 Bath * 460m2

€851,000

Ref: LN-6WKW7

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

Ref.4222 : CHARMING PROPERTY WITH GITES 30 MINUTES FROM BERGERAC (PERIGORD)

Nestled in a natural setting, this property offers a peaceful and rejuvenating getaway. The location of this property is an invitation to discover. Just 30 minutes from the town of Bergerac, this charming Périgord commune, steeped in history and character, is ideally situated at the gateway to the famous Périgord Noir region. Visitors can explore the cultural and gastronomic treasures of this emblematic region of France.

Accessibility is a major asset of this property. Whether by the region's picturesque roads, the rail network, or even by air via Bergerac airport, every means of transport is within easy reach, facilitating travel for residents and visitors alike.

In short, this traditional stone property embodies the harmony between tradition and modernity, offering a peaceful retreat in an exceptional natural setting, yet strategically positioned for exploring the riches of the Périgord Noir. A unique opportunity for those seeking a lifestyle combining rural charm and modern conveniences.

Welcome to this jewel box of tradition and elegance nestled in the heart of Périgord. This unique property offers not just a getaway, but a total immersion in the bewitching soul of the region.

Comprising three stone gîtes, each with a centuries-old story to tell, and a main house imbued with old-world charm, this property exudes the character and warmth of a bygone era.

Every nook and cranny reveals lovingly preserved architectural details, preserving the very essence of Périgord history.

The main house : with a surface area of approx. 150 sqm, this former stone tobacco drying shed has been entirely restored using natural materials, including hemp and lime rendered walls.

The house is very bright, thanks to the old windows that have been preserved, and the frames are double-glazed aluminum.

First floor: a large 60 sqm living room with open-plan kitchen, office area, toilet and linen room.

1st floor: a staircase leads to a landing with 3 bedrooms, a shower room and a toilet.

Gîte N°1, with a total surface area of 70 sqm, is dedicated to couples. It's an old part of the farm building, and you'll love the charm of the exposed stonework and beamed ceilings.

First floor: kitchen, living room.

Upstairs: 1 bedroom with bathroom and toilet.

Gîte N°2, with a surface area of 120 sqm and a capacity of up to 8 people, has also retained its old-world charm, but with modern comforts.

First floor: the entrance is via the kitchen, which opens onto a large living room. A corridor leads to a shower room and a bedroom with en-suite shower room.

Upstairs: the staircase from the living room leads to a landing with dressing room, a lovely bedroom on the left, and 2 en suite bedrooms on the right.

Gîte N°3, with a surface area of 122 sqm and a capacity of 6 people, features a magnificent living room with a 4.30 m high ceiling. A special feature of gîte N°3 is its access to gîte N°2, enabling large families to stay together.

First floor: large kitchen, cathedral-style living room with fireplace, bedroom, hallway with toilet and shower room.

Upstairs: a first staircase in the living room leads to a mezzanine which doubles as a bedroom, and a second staircase opposite leads to a third bedroom.

Outbuildings:

At the heart of the property, a carefully ecologically restored tobacco drying shed becomes a living testimony to the successful marriage of the past and sustainable technologies, offering a unique experience.

The swimming pool, an oasis of relaxation in the midst of this picturesque tableau, invites quietude and contemplation. Surrounded by lush nature, it becomes the ideal focal point for rejuvenating after a day exploring the surrounding trails.

A technical room including a laundry and filtration room.
Former horse shelters used for truffle-field equipment storage.
A wooden shelter for the tractor.

With a surface area of 21.49 acres (8.70 hectares), the grounds comprise:

An enclosed vegetable garden.

A large meadow bordered by a winding stream that gently crosses the property, adding a soothing symphony to the already enchanting landscape. The gentle murmur of the water accompanies walks along the banks, creating an idyllic and enchanting setting for residents.

9.88 acres (4 hectares) of truffle plantations (a mature truffle plantation produces between 15/25 kilos per hectare);
The vast expanses of unspoilt nature offer not only precious privacy, but also the opportunity to immerse oneself in the region's emblematic truffle culture.

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

We invite you to visit our website Cabinet Le Nail to browse our latest listings or learn more about this property.

Gallery

