



3 Bedroom Villa,

24100, Bergerac, Dordogne, Nouvelle-Aquitaine

* 3 Beds * 1 Bath * 211m2

€877,000

Ref: LN-YQR4L

Property Description

Ref.4307 ; French house for sale on a golf course near Bergerac (Dordogne)

This villa was built in 2007 and designed by a local architect in the Périgord style. It is located in the south of the Dordogne department, a few kilometres from the town of Bergerac, in the Périgord Pourpre region, on the famous Les Vigiers international golf course.

Ideally located, this villa has easy access to all amenities. Bordeaux international airport is just an hour's drive away, while Bergerac airport can be reached in 20 minutes. The charming town of Bergerac, renowned for its historic heritage, picturesque markets and renowned gastronomy, is within easy reach, offering all the services and shops you need for everyday life.

This villa represents a unique opportunity to acquire an exceptional property in one of the most beautiful locations in France. Whether as a main residence or a holiday home, this property combines comfort, prestige and a privileged location.

Nestling in the heart of the prestigious Golf des Vigiers, this villa offers an incomparable living experience, where every detail has been designed to meet your most exacting expectations.

From the moment you arrive, you'll be captivated by the enchanting surroundings.

Château des Vigiers is much more than just a golf course; it's a sanctuary of elegance and refinement. As a resident of this exceptional villa, you will have privileged access to all the facilities of this exclusive complex.

Let yourself be seduced by the gastronomic delights offered by the Michelin-starred restaurant, where refined flavours enhance every dish.

Treat yourself to a wellness break at the Sothys spa , where you can relax and recharge your batteries in a luxurious and soothing setting.

For sports enthusiasts, a tennis court and gym are available to keep you fit.

The 27-hole international golf course is the jewel in the crown of this exceptional estate. Imagine challenging the impeccable fairways and greens, while enjoying breathtaking views of the surrounding countryside. And what better way to end a day's golf than admiring the sunset from your terrace, with a breathtaking view of the fairway on hole 4?

This property, built using quality materials and laid out over two levels, offers generous, elegant living space. Every room has been designed to offer the utmost comfort, while the large windows allow you to take full advantage of the spectacular views.

The villa offers 211 sqm of living space, comprising :

On the ground floor: an entrance hall with sanitary facilities and a laundry room, followed by a beautiful fully-equipped open-plan kitchen and dining room with a surface area of around 38 sqm and views of the garden and golf course.

The lounge is a beautiful 47sqm room with a cathedral ceiling, exposed beams and a fireplace.

Two bedrooms with en suite shower rooms complete the ground floor.

On the first floor: a mezzanine overlooks the living room; a master suite with bathroom and two balconies offer superb views over the golf course.

A 25 sqm garage, ideal for storing your golf bag and bicycles, is also included.

The south-facing swimming area includes a 12x5 metre pool equipped with a heat pump, roller shutter and automatic filtration.

The grounds extend to 2719sqm and are planted with plum trees and other shrubs. The property has a terrace with a pergola facing east on the kitchen side and a comfortable covered terrace facing south.

Gallery

