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5 bed Perigordine style house

Swimming pool with fenced surround

Two x two bedroom gites

Almost 1 hectare of park land

5 km from the centre of Bergerac

DPE = 138 [C]



Nr Bergerac, Dordogne
Ref 10205

€350,000

This traditionally styled stone faced Perigordine house has TWO GITES, a SWIMMING POOL and FENCED GROUNDS of almost one hectare. It is very conveniently situated at only 5 kilometres from the centre of the beautiful riverside town of Bergerac.

The property was built in 1973, and is of traditional design but with contemporary living in mind. There are five bedrooms and three bath/shower rooms to the principal house with a spacious sitting room and living room/kitchen. Several rooms have glazed doors opening to the covered terrace and gardens and there is gas central heating, double glazing, a guest cloak room and good storage facilities. Underneath the house is a very useful garage and utilities area with several store rooms/workshops and an extra shower.

In the grounds are two gites which are attached to one another, but separate from the principal house. Each one has two bedrooms and is being sold fully furnished and equipped.

PRINCIPAL HOUSE

Entrance Hall 8m2

Living room 34m2

Open fire, glazed doors to gardens and terrace and a trap door in the ceiling to the tower.

Kitchen and family room Approx 30m2

Fitted units and some appliances. Glazed doors to covered terrace

Inner hall 15m2

With built in cupboards

Cloakroom 2m2

With WC and hand basin

Box room/store 3.5m2

Bedroom 1 14.5m2

With a wall of fitted cupboards and doors to the terrace.

Bedroom 2 16.5m2

Doors to the gardens

Bathroom 7m2

Bath with shower over, WC and hand basin.

Bedroom 3 13m2

Sauna 2.5m2

Bedroom 4 and en-suite shower room Approx 14m2

The shower room has shower, WC and hand basin

Shower room 3.5m2

Shower, WC and hand basin

Bedroom 5 11.5m2

Tower room

There is a tower room above the living room. At the moment this is only accessed via a trap door, but, with the addition of a spiral staircase, it would make a very attractive addition to the living accommodation.

GUEST COTTAGES

There are two guest cottages which are attached to one another, but discretely positioned away from the main house. Each one has two bedrooms, a shower room and a kitchen/living room. They will be sold furnished and equipped (including satellite television equipment).

GARDENS AND GROUNDS Approx 9600m2

The grounds re mostly laid to parkland and are fenced. They are landscaped with mature trees and shrubs and are accessed from doors from several rooms which open onto the covered terrace and directly into the garden itself.

SWIMMING POOL 5m x 12m

The pool is chlorine, fully fenced and has a decking surround.

OUTBUILDINGS

The property has a generous garage block beneath the house which includes garaging, storage and workshop areas, a utility room and a shower room.

ADDITIONAL INFORMATION

Propane gas central heating to principal house

Septic tank drainage

Mains water and electricity

Habitable area approx 250m2

Total land area approx 9600m2

ABOUT THE AREA

The property is slightly to the north of Bergerac, a town on the northern bank of the Dordogne river in the western part of the Dordogne department. It is the largest and most important town in the area and has several highlights including an extensive medieval centre. In the old town you will see lots of attractive medieval half timbered buildings. There are also several restaurants scattered around in 'old town' Bergerac among the attractive mediaeval half timbered streets and some open air cafes. The town is always alive and does not become too quiet in winter.

Bergerac has an international airport and railway station and a short distance to the north is a major autoroute linking Bordeaux with Perigueux and thence to Paris.



To enquire about this property please contact info@frenchpropertiesdirect.com

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These details do not form part of any contract and all measurements are approximate.