



LUXURY B&B, RIVERFRONT LOCATION AND
IMMACULATE GROUNDS. A REAL SLICE OF
HEAVEN!

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PROPERTY FACT FILE

REFERENCE	A04239
PRICE	€ 1,420,500 £ 0* *agency fees to be paid by the seller
BEDROOM	0
BATHROOM	0
ACCOMMODATION	554 m ²
LAND	13040 m ²
TOWN	Bergerac
DEPARTMENT	
LOCATION	Close to golf course
TYPE	
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage
*Price based on current exchange rate which is subject to change	





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A magnificent estate set between Bergerac and Saint Emilion, in the heart of the Périgord Pourpre. This stunning residence commands one of the best riverfront positions in the region.

The property has been completely and lovingly restored by its current owners to an extremely high standard. It is tucked away in the vines in

DESCRIPTIF

A gravel driveway leads up to 2 buildings comprising a 3 bedroomed family house, 5 independent guest rooms, a 1 bedroom cottage, and a 2 bedroom cottage. Giving a total of 11 bedrooms.

Main house

Ground floor:

- Entrance of approx 14m²
- Living room/Dining room approx 51m²
- Fully fitted Kitchen approx 14m²
- Laundry room/Store room approx 27m²

Stairs leading to first floor:

- Lounge approx 54m²
- Bedroom approx 35m²
- Bedroom approx 13m²
- Bedroom approx 8m²
- Bathroom approx 7m²
- Store Room approx 12m²
- Wine cellar approx 17m²

Independent Guest Accommodation:

- Bedroom with shower room approx 28m²
- Bedroom with shower room approx 28m²
- Bedroom with shower room approx 22m²
- Bedroom with living room and bathroom approx 45m²
- Bedroom with en-suite bathroom approx 35m²
- Cottage/Gite with 1 bedroom approx 72m²
- Cottage/Gite with 2 bedrooms approx 72m²

The cottages/Gites, with independent entrances, can be joined together (internal communication door) to accommodate 8 people.

For more information on this stunning property please get in touch.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A04239>

COMPLETE FILE AND PHOTO ON REQUEST



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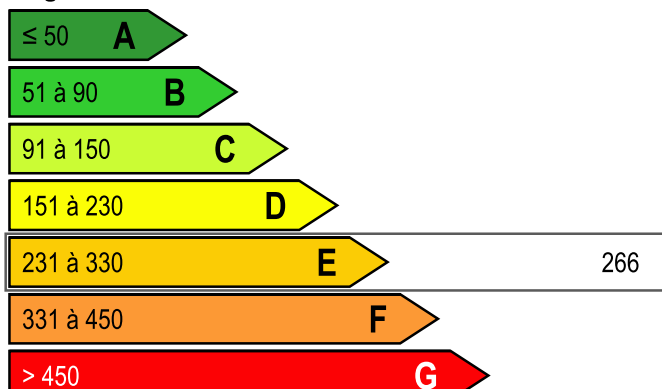
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ENERGIE-DPE

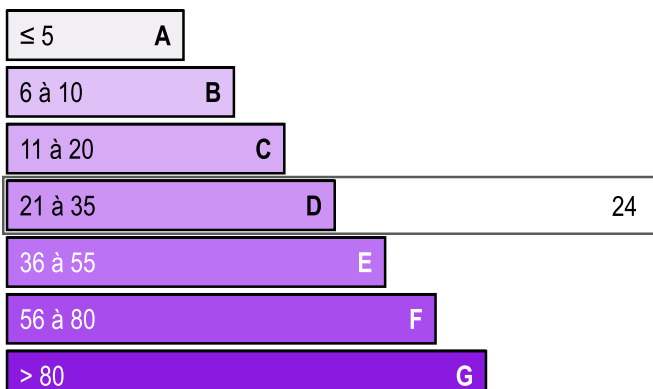
Logement économe



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Logement énergivore

Faible émission de GES



24

Forte émission de GES

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CONTACT

Réf :A04239
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