



PETIT CHÂTEAU IN CENTRE OF BERGERAC IN
GROUNDS OF MORE THAN 1 HECTARE WITH
TREES. QUIET LOCATION.

PETIT CHÂTEAU IN
CENTRE OF BERGERAC IN
GROUNDS OF MORE
THAN 1 HECTARE WITH
TREES. QUIET LOCATION....



PROPERTY FACT FILE	
REFERENCE	A13601
PRICE	€ 970,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	416 m ²
LAND	15000 m ²
TOWN	Bergerac
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	
FEATURES	Swimming Pool, Mains Drains, River Frontage
*Price based on current exchange rate which is subject to change	



- 2.5 km from the station and 7 kms from the airport
- All amenities onsite
- Property with character and charm
- Salt water 5 x 10m pool
- Sauna with relaxation area

PETIT CHÂTEAU IN
CENTRE OF BERGERAC IN
GROUNDS OF MORE
THAN 1 HECTARE WITH
TREES. QUIET
LOCATION....

Ref : A13601

Charm, authenticity, high quality services:

Gentleman's residence of the XVIII century of 416 m².

The grounds of 1.5 ha has mature trees, some of them classified, as well as a brook on the property limit.

DESCRIPTION

On the ground floor, in the inner courtyard section, a kitchen, a large living room, a conservatory, two bedrooms with private bathrooms, a boudoir, a relaxation area equipped with a sauna, an intimate living room.

In the park part, a reception room, a library and an office.

On the first floor, it is composed of a master suite with dressing room and bathroom with an access to the grounds, two children's bedrooms and a shower room.

A period outbuilding of 205 m² and a salt system swimming pool of 5 x 10 m² complete this property.

You will appreciate the proximity of the airport
Bergerac-Roumaniere (less than 7 km) and the train station (2.5 km)

In detail:

GROUND FLOOR

Entrance 10.65m² view of park and stream

Reception room 25.6m² ceiling height 3.65m

Through room 14.2m²

Library 30m² with functioning fireplace

Office 13.2m² height 3.35m

Kitchen 27.45m² glass roof 40.7m

Laundry room 14.23m²

Bedroom 1 - 14.61m²

Shower room 5.4m²

Hallway 8.93m²

Toilet 2.7m²

Living room 36.8m² pool view

Relaxation room 26.9m²

Boudoir 12.8m²

Bedroom 2 - 11.80m²

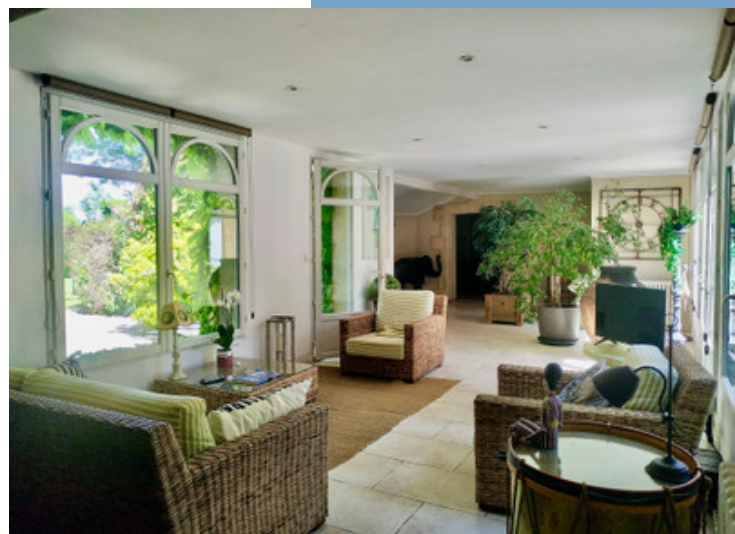
Bathroom 5.55m²

UPSTAIRS

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A13601>

COMPLETE FILE AND PHOTO ON REQUEST

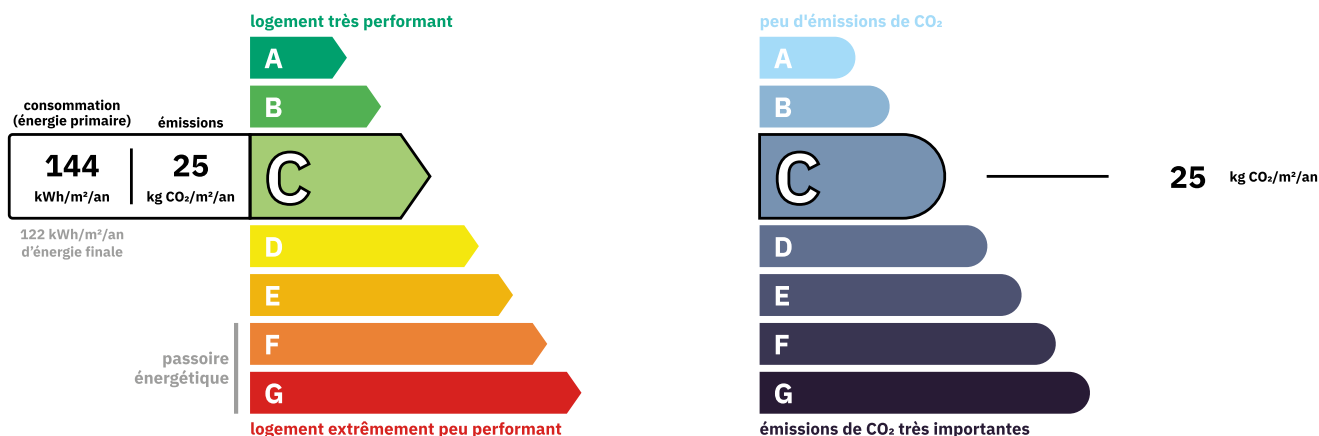


PETIT CHÂTEAU IN CENTRE
OF BERGERAC IN GROUNDS
OF MORE THAN 1 HECTARE
WITH TREES. QUIET
LOCATION....

Ref : AI3601

ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 4940 € and 6760€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : AI3601
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr