



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 794,866.1

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Bergerac
Publicato:	28/01/2026
Descrizione:	

Try to resist the charms of this expansive 5/6 bedroom house which sits in private land of nearly 2ha and benefits from lovely forest views, but only around 25 minutes from Bergerac airport. A quality renovation has been undertaken in recent years which respects the style and character of the property, embracing a pleasing combination of exposed stonework, huge fireplaces and oak beams, while giving it modern comfort and new life to the abundant living space. The house is easy to live in with 3 large reception rooms on the ground floor, a dining area as well as 2 downstairs bedrooms and a shower room. There is a third WC, large laundry, cellar and a number of storage rooms. The fully-equipped kitchen features a Godin wood cooking range (plus a gas cooking hob), custom-built wooden cupboards and an large island bench. On the first floor, accessed by two staircases, there are two further bedrooms, a bathroom and a huge study or potentially 6th bedroom. The house is heated by two recent heat pumps and two wood burners, and is double-glazed throughout. The garden is perfect for outside lunches and evening barbecues on the terrace, and the large swimming pool invites you to take a refreshing dip. An expansive sunbathing and dining terrace links the house with the very private pool from where you can enjoy the fabulous outlook to the adjacent forest. The grounds are laid to well-tended lawns with a variety of trees and shrubs and vegetable garden with the bonus of 'no bend' raised garden beds and a well. There is also a huge, dry barn with a mezzanine level. This property is nicely tucked away on top of a hill where the only noise is birdsong, but it is not isolated as there are two discrete neighbours completing this utterly charming hamlet. There is no passing traffic and it is a very safe location for children and pets. Despite its very private country location, the property is only minutes from amenities, a railway station and the motorway. Price including agency fees : 689 000 € Price excluding agency fees : 650 000 € Buyer commission, tax included: 6%



## Comune

Camere da letto:	5
Bagni:	2
Finito piedi quadrati:	305 mq
Dimensione del lotto:	19004 mq

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito:	<a href="http://www.arkadia.com/MLSM-T11122/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T11122/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	bvi83666
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