



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 459,799.47

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Bergerac
Geplaatst:	20-03-2026

### Omschrijving:

Exceptional location and full 360 panoramic views! This charming property is located just 3km from the centre of Bergerac, it offers breathtaking views and a beautiful swimming pool set within a large pathed terrace and pretty pool house for comfort and shade; all set within its mature gardens, "just perfectly peaceful". A long sweeping drive surrounded by grand mature trees and hedgerows leads you to the detached double garage and workshop with plenty of parking too, there is a mezzanine area above the garages which is perfect for your storage needs. The swimming pool is set below the house, steps lead down to the private terrace area and the pool house with inbuilt seating, a sink with a counter worktop and storage beyond, there is a separate building for the swimming pool workings. Enter the house from underneath the covered porch and into the hall way, there is a guest cloakroom cupboard for coats and shoes, step into the vast open plan lounge – dining area with a panoramic picture window of the views beyond, a very light and spacious room measuring approx. - 60 m<sup>2</sup>. Beyond is the equipped kitchen, the premier bedroom with a shared bathroom and toilet, the laundry room, a further toilet, an office/or bedroom 3 with a door leading to another bedroom, this has its own shower and sink area and most rooms over direct access to the garden. Technical - the property is equipped with all new PVC double glazed windows, patio doors and shutters, the heating is a heat pump which is fueled by gas bottles and located in the laundry room with a separate water heater, there are some new floorings too. An absolute must see!! Price including agency fees :398.560€ Price excluding agency fees :376.000€ Buyer commission, tax included: 6%

### Algemeen

Slaapkamers:	3
Badkamers:	2



Afgewerkte vierkante meter: 160 m<sup>2</sup>  
Lot Afmeting: 5607 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/MLSM-T11336/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T11336/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi77469

