



## Ancienne maison forte du Xiiieme siecle



### Agent Info

Name:	Cathy Dursapt
Company	Agence Eleonor Sarl
Name:	
Country:	France
Experience	2007
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Website:	<a href="https://www.agence-eleonor.fr">https://www.agence-eleonor.fr</a>

### Listing details

Property for:	Sale
Price:	EUR 783,750

### Location

Country:	France
ZIP code:	24100
Posted:	Jul 28, 2023

### Description:

This ancient XIII century armory with attached guest house sits besides the river Dordogne surrounded by almost 2 Acres of land with swimming pool and tobacco drying barn, with direct access to the Bergerac riverside cycle path "Voie Verte". In a quiet neighborhood yet near the town centre, it offers great volumes and period features. 520m2 in total on 3 levels: 5 bedrooms, 3 bathrooms and 2 shower room, entrance hall, "cathedral" living room, fitted kitchen, utility room, verandah. Underfloor heating with heat pump (air/water). A second kitchen with living room allows creating an attached guest house. 70m2 playroom and extra bedroom in the converted loft. A public slipway is located 200m downstream for water sports lovers, and the town center is at walking/cycling. A Must see!

### Common

Bedrooms:	5
Bathrooms:	3
Finished sq. ft.:	517 sq m
Lot Size:	8000 sq m

### Room details

Total rooms:	10
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Indoor Features:

Fitted kitchen

## Utility details

Heating:

Yes

## Building details

Number of Off Road Parking: 20

Number of Floors: 2

## Lease terms

Date Available:

## Additional information

Virtual tour URL:

<https://my.matterport.com/show/?m=CjiqLEsnVge>

## Contact information

IMLIX ID:

IX4.703.022

