



listing



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 1,465,137.81

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Bergerac
 Posted: Aug 26, 2025

Description:

This exceptional property strikes the perfect balance between countryside serenity and city convenience—just a few minutes by bike from the city center, yet tucked away in peaceful surroundings, free from disturbances. Set on nearly 3 hectares of beautifully landscaped, wooded grounds, the estate features a picturesque stream and a well with a pump, adding to its natural charm. An electric gate ensures privacy and security. The 12m x 6m swimming pool is in pristine condition, featuring a grey liner and chlorine system, and is complemented by an overlooking covered terrace—ideal for unwinding while enjoying the stunning views of the park. This 450m² family home, is elegant, bright, and offers spacious, easy-to-maintain living areas. Ground Floor - Grand entrance with a wooden staircase, WC, and storage cupboard. - Cosy sitting room with a fireplace. - Fully fitted kitchen opening onto a terrace beside the pool. - Dining room with a fireplace and wood-burning stove. - Master bedroom with a dressing room and en-suite shower room/WC. - Separate entrance leading to a suite with 2 bedrooms, a bathroom/shower, and a separate WC. - Utility room, boiler room, and garage. First Floor - Large landing/study area - 4 spacious bedrooms - 2 modern shower rooms - Separate WC - Attic, offering potential for additional living space Outbuildings - Charming orangery. - Large garage for 4 vehicles with an attic above - Additional parking spaces - A separate building, perfect for creating additional accommodation - Fibre optic internet for seamless modern connectivity The property also offers the possibility of furnished accommodation, making it an ideal choice for both family living and investment opportunities. Located close to ****Bergerac and Bordeaux**** train stations and airports, this home offers easy connections to Paris and beyond, ensuring effortless travel to major cities worldwide.

Common



Bedrooms: 5
Bathrooms: 4
Finished sq. ft.: 450 sq m
Lot Size: 28000 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MLSM-T9003/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: bvi77997

