



## 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 1,247,674.44

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Bergerac  
Posted: Feb 17, 2026

### Description:

**EXCLUSIVE TO BEAUX VILLAGES!** Built in 2012 and further enhanced in 2022, this magnificent home is ideally located in a highly desirable village on the outskirts of Bergerac, with direct access to the Dordogne River. The property is approached via electric gates, leading to the main entrance and immediately setting the tone for the quality found throughout. Upon entering, the standout feature is the impressive 77 m<sup>2</sup> open-plan kitchen, living, and dining area, which is flooded with natural light and designed for both everyday living and entertaining. The ground floor also offers a separate utility room and a library, providing flexible and practical living spaces. The principal suite is a true highlight, featuring a generous walk-in wardrobe and a luxurious en-suite bathroom complete with a twin jacuzzi bath, shower, and double basins. On the first floor, there is an additional double bedroom with its own en-suite bathroom. Further accommodation was completed in 2022 and offers excellent potential for guests or independent living. This space comprises two en-suite double bedrooms and a spacious open-plan living, kitchen, and dining area, complemented by a charming mezzanine relaxation area with beautiful views over the Dordogne River. The home benefits from modern comforts throughout, including underfloor heating and reversible air conditioning. There are two integral garages and an attached workshop, providing ample storage and workspace. Outside, the original pigeonnier has been thoughtfully converted into a music room on the ground floor, with a home office above. The landscaped grounds feature a superb 6 x 10 metre heated swimming pool with an electric cover, a stunning wisteria-covered terrace, a small summer house, and a pizza oven—perfect for outdoor entertaining and enjoying the tranquil surroundings. The grounds, covering nearly one hectare, enjoy direct access to the Dordogne River and allow for the mooring of a small boat (with a launch ramp), an ideal feature for fishing enthusiasts.



## **Common**

Bedrooms:	4
Bathrooms:	4
Finished sq. ft.:	390 sq m
Lot Size:	9838 sq m

## **Building details**

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:

## **Additional information**

Website URL:	<a href="http://www.arkadia.com/MLSM-T11190/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T11190/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## **Contact information**

IMLIX ID:	bvi84018
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