



## listing



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 1,247,674.44

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Bergerac
Yayınlandı:	17.02.2026

### Açıklama:

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 pigeonier 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.



# IMLIX

IMLIX Gayrimenkul Pazarı

<https://www.imlix.com/tr/>

## Genel Bilgiler

Yatak odası:	4
Banyo:	4
Bitmiş metrekare:	390 m2
Arazi Büyüklüğü:	9838 m2

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si:	<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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