



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8092

• House - Bergerac •



## DETAILS

**Land surface:** 1.2 ha

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

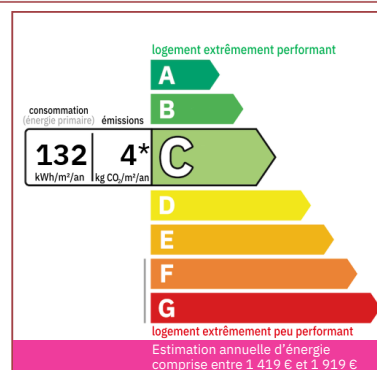
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



At the gates of Bergerac, beautiful property of approximately 160m<sup>2</sup> located on a plot of 1h2 overlooking the countryside without vis-à-vis, entirely renovated with taste, 5 bedrooms, swimming pool, well.

160 m<sup>2</sup> living

12 000 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

477 000 €

Agency fees: 6 % VAT included\*

Price without fees: 450 000 €

\*The agency fees are entirely at the cost of the purchaser





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## • Description ref n°8092 •

A few minutes from Bergerac – A charming Périgord house in the heart of nature

Just five minutes from Bergerac, nestled at the top of a small valley, this beautiful, modernized Périgord house flourishes in a green setting. Here, time seems to stand still. The gaze wanders between woods and meadows, birdsong lulls the day, and deer sometimes appear at dawn near the house.

Carefully modernized throughout, the house combines authenticity and comfort, designed for a peaceful, turnkey lifestyle.

Upon entering, you'll discover a vast, open-plan living area of approximately 63 m<sup>2</sup>, where the fully equipped kitchen adjoins a bright double living room, heated by a wood-burning stove. A veranda of approximately 30 m<sup>2</sup> extends the space, bathed in light and opening onto the landscape, perfect for enjoying a coffee or reading a book, summer and winter.

A hallway leads to the right wing of the house, where you'll find two bedrooms of approximately 11 m<sup>2</sup> and 10 m<sup>2</sup>, a modern shower room, a guest toilet, and a discreet yet functional 6.5 m<sup>2</sup> laundry room.

Upstairs, a beautiful walnut staircase reveals three additional bedrooms (15 m<sup>2</sup>, 10.3 m<sup>2</sup>, and 9.8 m<sup>2</sup>), a dressing room, and a spacious bathroom with a bathtub, double sinks, and heated towel rail—a space designed for the comfort of the whole family.

Outside, the 1.2-hectare, fully enclosed grounds invite you to daydream or explore new projects: an orchard, vegetable garden, animals, and more. A large, detached 100 m<sup>2</sup> garage offers multiple possibilities, whether to house your vehicles, set up a workshop, or even create additional space.

This place is much more than a home: it's an enchanted haven, where you can come to recharge your batteries, be inspired, and breathe. A rare property for those who dream of space, nature, and beauty, without sacrificing proximity to services and city life.

