Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8489 • House - Bergerac •



DETAILS

Land surface: 5439 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: AU SOL GAZ ET ELECTRIQUE

Drainage/sewage: Everything in the sewer

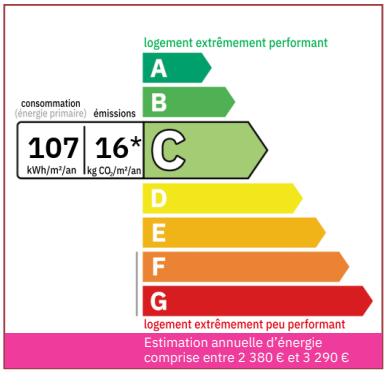
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



An elegant Périgord-style house with authentic charm, offering a swimming pool, an outbuilding with a summer kitchen, and private access to the river. A haven of serenity where town and nature meet.

250 m² living

5 439 m²

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

Price fees included

884 000 €

Agency fees: 4 % VAT included*
Price without fees: 850 000 €

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

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• Description ref n°8489 •

Exceptional Stone Property – Panoramic Views of the Dordogne River – 10 Minutes from Bergerac City Center

Nestled in a uniquely elegant natural setting, in the heart of a protected environment, this sumptuous Périgord-style stone house embodies the French art of living. Offering breathtaking views of the Dordogne River and private access to its banks, this property combines authenticity, refinement, and high-end amenities.

From the moment you enter, the generous proportions and natural light enhance a reception room with a fireplace, opening onto a vast terrace overlooking the pool area. The fully equipped kitchen blends design and conviviality.

The ground floor features two elegant suites, including a sumptuous master suite with a bathroom and direct access to the garden. A second suite with a shower room, as well as service areas (laundry room, pantry), complete this level.

Upstairs, two additional bedrooms, a shower room, a separate WC, and an attic that could be converted offer excellent potential for further development.

Outside, the amenities continue with a sleek swimming pool, a tiled deck, and an outbuilding with a summer kitchen, ideal for intimate gatherings. A garage and cellar complete this property.

A rare and exclusive property, perfect for those seeking a unique haven where town, nature, elegance, and tranquility intertwine.









