



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9102

• 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

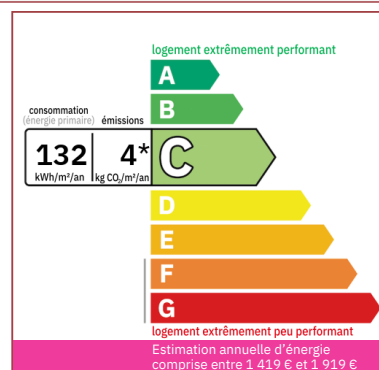
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: No

Built: Not specified



At the gates of Bergerac, beautiful property of approximately 160m² located on a plot of 1h2 overlooking the countryside without vis-à-vis, entirely renovated with taste, 5 bedrooms, swimming pool, well.

160 m² living

12 000 m²

- Castillonnes -

12 Place Jasmin

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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°9102 •

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 m², where the fully equipped kitchen adjoins a bright double living room, heated by a wood-burning stove. A veranda of approximately 30 m² 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 m² and 10 m², a modern shower room, a guest toilet, and a discreet yet functional 6.5 m² laundry room.

Upstairs, a beautiful walnut staircase reveals three additional bedrooms (15 m², 10.3 m², and 9.8 m²), 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 m² 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.

