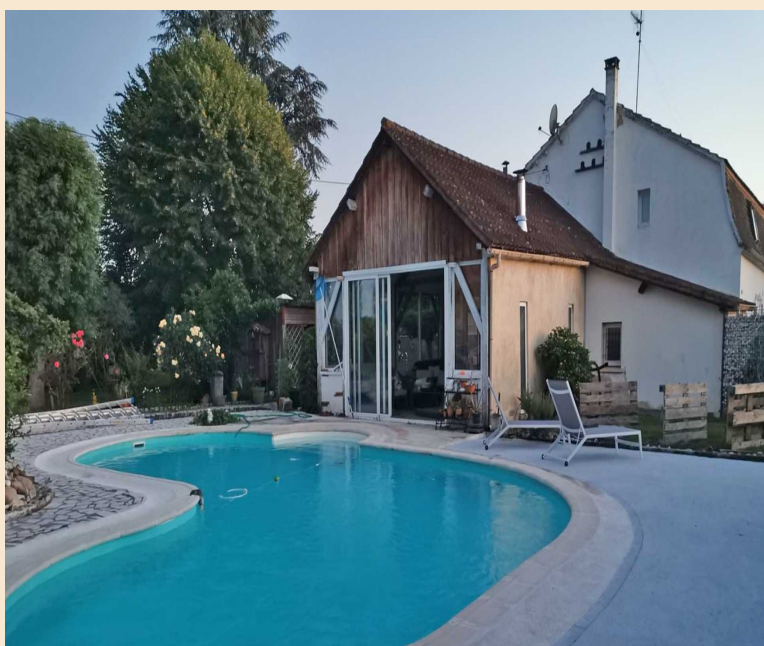


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House for sale with a pool and 2 gites near Bergerac

Bergerac , **Dordogne** , **Nouvelle Aquitaine**



€787,500

inc. of agency fees

9 Beds 4 Baths 462 sqm 4000 sqm

Just 10 minutes from Bergerac, this stunning property includes a main house, two cottages, a pool, barbecue, pizza oven, and terraces, on a 4,000 sq.m plot.

At a Glance

Reference	MFH-IJLEA7CP	Near to	Bergerac	Price	€787,500
Bed	9	Bath	4	Hab.Space	462 sqm
Land	4000 sqm	Pool	Yes	Land Tax	N/A

Property Description

Located just 10 minutes from the center of Bergerac, this property offers approximately 478 sq.m of living space. It comprises a spacious main house (approximately 272 sq.m) and two charming cottages (approximately 103 sq.m each), which offer attractive profitability. The property is set on a plot of about 4,000 sq.m and features a swimming pool.

The main house is spread across two levels. The ground floor includes a living room, dining room, fitted kitchen, pantry, laundry room, spacious bathroom, a toilet, and a bedroom. There is an old tobacco dryer attached to the house that has been converted into a patio. On the second floor, there are two bedrooms, one of which is very spacious and offers the possibility of other arrangements, a bathroom, and a toilet.

The layout of the cottages is similar, with a dining room/kitchen, living room, bedroom, bathroom, and toilet on the ground floor and two bedrooms and a toilet on the second floor. The fully equipped cottages generate significant profitability and can operate year-round.

The property also comes with a beautiful swimming pool, along with amenities such as a barbecue, pizza oven, and several terraces for relaxation.

Convenient amenities in the area include a Primary School, which is within a 10-minute walk, as well as a bakery and a post office just a few minutes away. Bergerac Train Station is less than a 10-minute drive, and the N21 National Road and the airport are less than 3 km away.

The Main House

The ground floor

- 14,23 sqm - Entrance
- 21,81 sqm - Living room
- 14,27 sqm - Dining room
- 23,14 sqm - Equipped kitchen and possibility to eat there
- 4,14 sqm - Cellar
- 5,09 sqm - Laundry
- 18,86 sqm - Bedroom 1
- 7,06 sqm - Bathroom (thalasso bath)
- 1,86 sqm - Separate toilet
- 3,64 sqm - Corridor
- 47,40 sqm - Patio (Former tobacco dryer)

The first floor

- 62,22 sqm - Bedroom 2
- 17,79 sqm - Bedroom 3
- 8,90 sqm - Shower room/ Toilet
- 7,77 sqm - Dressing

Gite no1

The ground floor

- 21,32 sq.m - Dining room/ Kitchen
- 44,84 sq.m - Living room
- 1.68 sq.m -Corridor
- 4 sq.m - Bathroom
- 11,29 sq.m - Bedroom 1
- 1,96 sq.m -Toilet

The first floor

- 12,16 sq.m - Bedroom 2
- 9,37 sq.m - Bedroom 3
- 0,92 sq.m - Toilet

Gite no2

The ground floor

- 13,74 sq.m - Dining room/ Kitchen
- 42,82 sq.m - Living room
- 1,81 sq.m - Corridor
- 4,05 sq.m - Bathroom
- 11,65 sq.m - Bedroom
- 1,60 sq.m - Toilet

The first floor

- 11,65 sq.m - Bedroom 2
- 9 sq.m - Bedroom 3
- 1,22 sq.m - Toilet

Outside

- Swimming pool with concrete bottom, recent liner (1 year) with chlorine and recent pump (3 years)
- Well

Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	9
Bathrooms	4
Price	€787,500

Key Information

Year Built:	1953
Internal Area:	462 sqm
Land Area:	4000 sqm
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	1
Property Features:	
• 2 gites	
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Satellite TV	Yes

Location: Nouvelle Aquitaine



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