



Ref : 9123CHG

**Bergerac downtown, luxurious Master house with river access.**

Area



Habitable : 445 m<sup>2</sup>



Usable : 532 m<sup>2</sup>



Land : 2 368 m<sup>2</sup>

1 118 000 €

**Luxurious residence for sale Dordogne.** In Bergerac, luxurious Master house from the 19th century, entirely renovated to a high standard. This comfortable South Ouest facing house is built on 3 levels. It offers 445 m<sup>2</sup> of net living space on 2368m<sup>2</sup> of grounds with a swimming pool and direct access to the Dordogne River.

#### IN SUMMARY

Rooms : 15  
Bedrooms : 4  
Bathrooms : 2

Swimming pool : yes  
Garage place : 2  
Parking space : nc  
Outbuildings : yes



Fuel



Adsl

**Advantages :** Rare comfort in this location | 3 minutes from the town center

#### SERVICES



1st Shops : 2 mn



All shops : 2 mn



Health : 5 mn



Elementary : 2 mn

Middle School : 5 mn

High school : 5 mn



5 mn



20 mn



30 mn



10 mn

#### ENERGY INFORMATION

Consommation conventionnelle 265,00 kWh/m<sup>2</sup>.an

Estimation des émissions 62,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



**Maisons & Chateaux**

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## — DESCRIPTION

Entrance to the property by a flight of steps.

Ground level : 247 m<sup>2</sup>

An entrance hall of 12 m long leads to two living rooms, a bedroom and to the staircase  
Superb floor with cement tiles

TV lounge : 26.18 m<sup>2</sup>

Bright, two French windows overlooking the entrance courtyard, marble fireplace, parquet flooring, double-leaf doorway.

Reception lounge : 26.00 m<sup>2</sup>

parquet flooring, fireplace, two French windows overlooking the entrance courtyard

Office 16.08 m<sup>2</sup>

parquet flooring, fireplace, a French windows overlooking the entrance courtyard

Bedroom 1 en suite : 17.34 m<sup>2</sup>

parquet flooring , 2 windows overlooking the garden

Bathroom double washbasin, bath, closets, 9.14 m<sup>2</sup>

Kitchen 36.72 m<sup>2</sup>, entirely fitted and equipped

Dining area

The kitchen leads to both the veranda / lounge room and the living room

Scullery / storage room : 19.47 m<sup>2</sup>,

Cement tiling

Professional dishwasher, double sink, laundry area, closets

Access service staircase and veranda / lounge.

Large veranda / lounge : 60 m<sup>2</sup>

Big bright room leading to the garden, pool side, with dining area, living room, fireplace grill, tiled floor. This room has reversible heating / air conditioning.

Access via the French bay windows to the garden and the swimming pool.

Staircase 6 m<sup>2</sup>

Wc under the staircase

Landing staff staircase : 11.89 m<sup>2</sup>

carpet floor, cupboards

Level 1 : 128 m<sup>2</sup>

Wooden staircase leading to a large landing 16.60 m<sup>2</sup>, parquet flooring.

Stained glass windows, height under roof : 6.38 m

Bedroom 2 : 15.60 m<sup>2</sup> with fitted dressing room 10.36 m<sup>2</sup>, parquet flooring

Bedroom 3 : 28.16 m<sup>2</sup>, parquet flooring, 2 windows

Bedroom 4 : 30.42 m<sup>2</sup> parquet flooring, 2 windows

Corridor 4.72 m<sup>2</sup>

WC 1.33 m<sup>2</sup>

Dressing, 8.60 m<sup>2</sup>

Bathroom with shower : 6.52 m<sup>2</sup>

Basement Level : 136 m<sup>2</sup>

15 m long corridor leading to:

An office : 16.05 m<sup>2</sup>, tiled floor

A billard room 22.44 m<sup>2</sup>, cement tiles, high windows

Kitchen area, sink, 7.95 m<sup>2</sup>

WC 2.57 m<sup>2</sup>

Bar/ Lounge : 22.23 m<sup>2</sup> with stone fireplace, tiled floor, 2 high windows

A room 12.35 m<sup>2</sup>

Technical room 17.18 m<sup>2</sup>

Fuel tank 3500 L, VMC

Boiler room 3 m<sup>2</sup>, Wiesmann boiler Vittola Biferal

Technical closet 1.41 m<sup>2</sup>, water softener

Wine cellar 13.30 m<sup>2</sup>, tiled floor

Outdoors:

2 paved terraces of 100 m<sup>2</sup>

A cellar 16.30 m<sup>2</sup>

Chlorine treated pool 8X3.5

Garage 2 cars, 40 m<sup>2</sup>, automatic gates

Wood storage, 17 m<sup>2</sup>

Cottage made of wood used as a technical room for the pool, 17 m<sup>2</sup>

Mains drainage

River side terrace,

Access to the property via 2 electric gates

One on the street side with Visio phone, the second one limits the access to the garden and pool on the other side.

Grounds of 2368 m<sup>2</sup> down to the Dordogne river

Impressive and rare property, renovated to a high standard set in a town with immediate access to all amenities.

Are you interested ?



Marie

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