

ELEGANT CHARACTER HOME IN THE HEART OF MUSSIDAN, CLOSE TO BERGERAC

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A40332HRC24
PRICE	€ 389,500 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	2
ACCOMMODATION	282 m²
LAND	1251 m²
TOWN	Bergerac
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Habitable, Good condition
FEATURES	Mains drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change





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- 6 spacious bedrooms
- Romantic landscaped garden
- 100 m² basement with wine cellar
- Historic charm preserved
- Town center, walk everywhere

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Early 20th century character home with 6 bedrooms, romantic garden, 100 m² basement, just 25 minutes from Bergerac. Combining period authenticity with modern comfort, it stands out for its central location and refined atmosphere.



DESCRIPTION

Located in the very center of Mussidan, just 25 minutes from both Bergerac and Périgueux, this elegant early 20th century residence delights with its historic character seamlessly blended with modern comfort. With shops, schools, train station, and quick access to the A89 motorway all within walking distance, the setting offers a rare mix of convenience and tranquility.

Spread over four levels, including a spacious basement of around 100 m², the property offers generous volumes and a refined atmosphere.



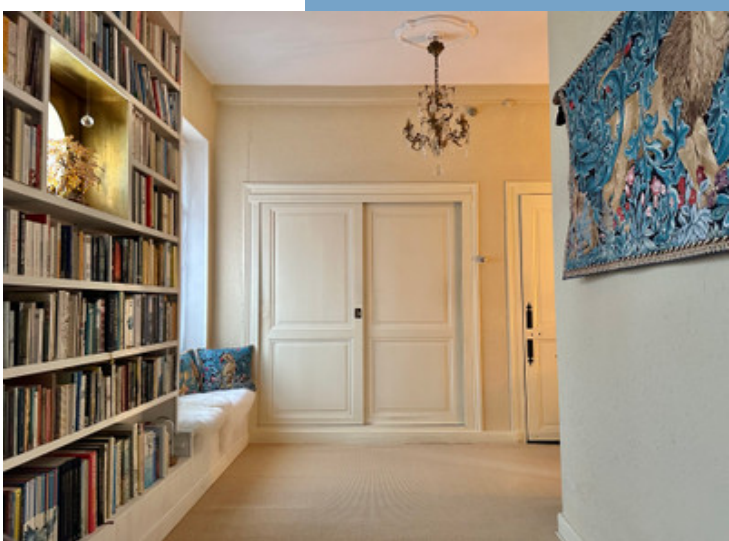
A welcoming entrance, adorned with original cement tiles, leads into two elegant living rooms—the first with a stone fireplace, the second with a marble fireplace. The dining room connects directly to a stunning, fully equipped modern kitchen. This floor also includes a bedroom with dressing room and a bathroom.

A graceful staircase leads to a large landing giving access to two spacious bedrooms: one with a dressing room, the other with its own private bathroom.

The upper floor continues with three further bedrooms, one featuring a balcony, as well as a former bathroom that could easily be refurbished. A loft space lies above.

The impressive vaulted basement offers countless possibilities: authentic wine cellar, workshops, laundry room, storage rooms, and even a bar area. A rare asset for those who value both conviviality and practicality.

The landscaped garden, at once romantic and intimate, is organized in terraced levels, with the feel of an English garden. Founta...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40332HRC24

COMPLETE FILE AND PHOTO ON REQUEST

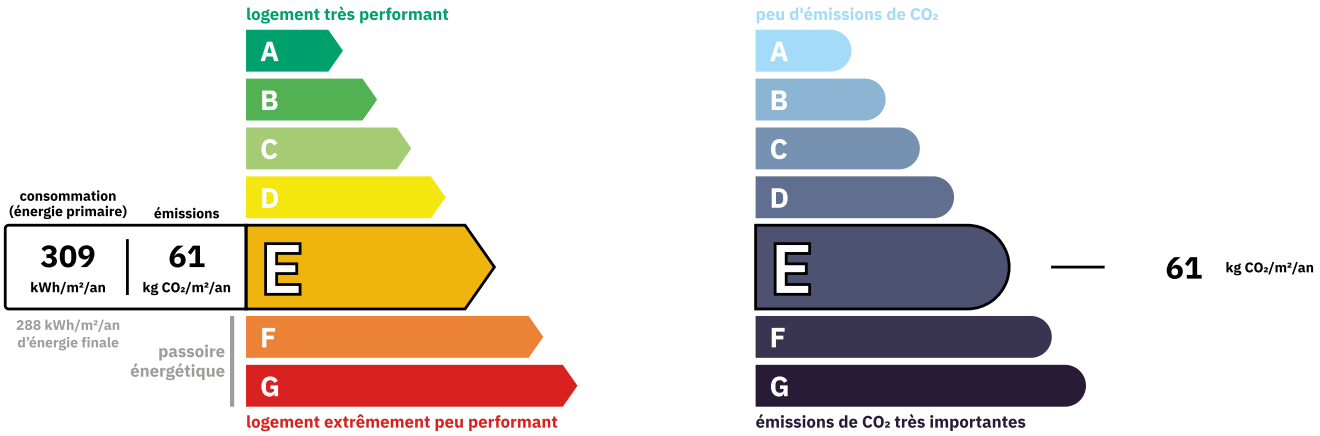
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 4980 € and 6810€ for 2021

NOTICE

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1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A40332HRC24
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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