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4 bedroom Farmhouse for sale in Dordogne

Lalinde , Dordogne , Nouvelle Aquitaine



€676,000

inc. of agency fees

4 Beds 2 Baths 145 sqm 13 ha

Situated on the outskirts of Bergerac, this 13-hectare vineyard produces 56,500 bottles of Bergerac AOP and 45,500 bottles of Pays du Périgord wines. The property comprises an old house with 145 m2 of...

At a Glance

Reference	MFH-GLFAP2565	Near to	Lalinde	Price	€676,000
Bed	4	Bath	2	Hab.Space	145 sqm
Land	13 ha	Pool	No	Land Tax	N/A

Property Description

Situated on the outskirts of Bergerac, this 13-hectare vineyard produces 56,500 bottles of Bergerac AOP and 45,500 bottles of Pays du Périgord wines. The property comprises an old house with 145 m2 of living space and 4 bedrooms, one of which has an en suite bathroom. The 13 hectares of grounds include a charming walled garden of 6,000 m2, an orchard and vines... The setting is peaceful and pleasant. On the ground floor, you will find a fitted kitchen opening onto the courtyard, as well as a spacious living room of 40 m2 comprising a lounge and dining room, with a fireplace and plenty of natural light thanks to skylights in the

ceiling. Outside, overlooking the courtyard, are two warehouses measuring 85 m² and 180m² respectively, as well as a former tobacco shed measuring 84 m², 112m² and 140m² Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Summary

Property type:	Farmhouse
Bedrooms:	4
Bathrooms	2
Price	€676,000

Key Information

Internal Area:	145 sqm
Land Area:	13 ha

Location: Nouvelle Aquitaine



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