



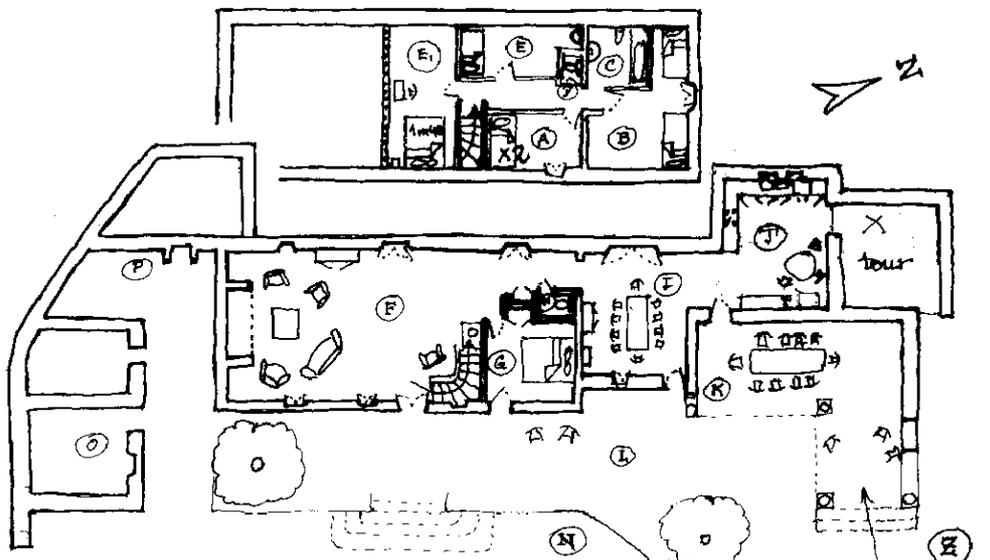
**Central Dordogne,  
near Bergerac, Vergt**

**Handsome farmhouse  
or Gentilhomnière in  
spacious and secluded  
grounds, with private  
swimming POOL and  
TENNIS court.**

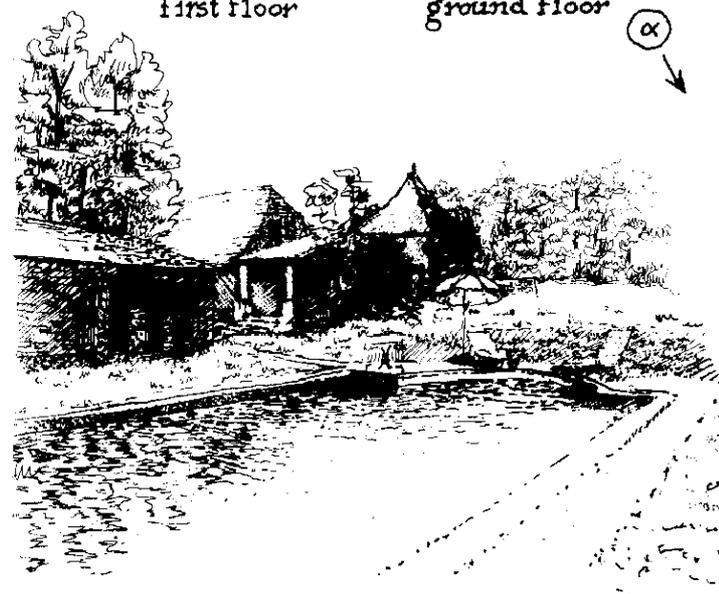
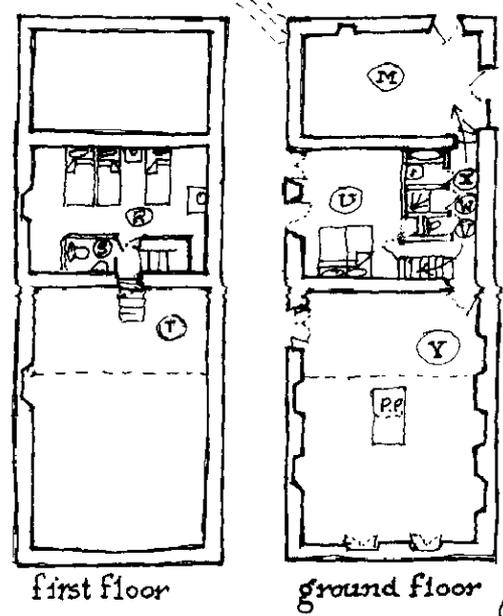
**(sleeps 14)**

This elegant and most relaxing property stands in wooded grounds of some 7 hectares (17 acres) about 1km north of the village of St Martin des Combes, which is about 4km from Pont-St-Mamet (baker and grocer) and St Georges de Beauregard (restaurant) and about 11km from Vergt (all shops and restaurants, and a fine lake for sailing etc) and Villamblard (all shops, reasonable restaurant, doctor, pharmacy). Bergerac, its older "quartiers" quite beautifully restored, lies 20km to south-east. The airport of Bordeaux is some 90km to the west, and the Motorail terminal at Brive about 90km to the east.

Harmonious tastefulness, rather than laboured luxury, has guided the owners' restoration of this quite charming property. It is reached by a rarely used (unmetalled) lane, from which a short drive leads to generous shaded parking area behind the games room Y, (with ping-pong). A little further from the house is the hard tennis court (built in 1993). Across the lane are views over rolling meadows towards a neighbouring château concealed behind trees approx 1km away, apart from which no other houses are audible, or visible. Here peace and privacy are outstanding.



Accommodation in house and annexe, includes 6 bedrooms and a mezzanine gallery (EI), with altogether 2 double beds EI, G, twin beds U, and 8 single beds B E R and A, the latter being so-called "lits gigognes" or nesting beds. There are 2 baths C X - 1 shower W and 4 WCs D H S V. A neatly-fitted kitchen J has all basic equipment, plus washing machine and dishwasher, and is next to the spacious covered patio K (table & chairs) with views of 6 x 12m pool Z and of the large lawn N - and leads also to the homely dining room I. A short passage leads past the main bedroom G into F the spacious living room, unquestionably the focal point of the house, from which doors open to a raised lawn L leading to woodshed O and barbecue P.



*Details: Sturge, Bath*