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## House for sale near Bergerac in the Dordogne

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



# €221,490

inc. of agency fees

2 Beds      105 sqm      0.03 ha

Town house surrounded by 250 m2 of courtyard with an outbuilding which can be converted into a studio (to be approved by a professional) and a garage. House from the 1930s of approximately 100m2 with...

### At a Glance

<b>Reference</b>	MFH-AES11080-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€221,490
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	105 sqm
<b>Land</b>	0.03 ha			<b>Land Tax</b>	N/A

### Property Description

Town house surrounded by 250 m2 of courtyard with an outbuilding which can be converted into a studio (to be approved by a professional) and a garage. House from the 1930s of approximately 100m2 with parquet floors, decorative fireplaces and high ceilings comprising on the ground floor an entrance, a living-dining

room of 26m<sup>2</sup>, a bedroom adjoining a shower room, a fitted kitchen with access to the cellar and a 20m<sup>2</sup> veranda facing south/east. Upstairs, a large landing leads to a second bedroom of 12 m<sup>2</sup>, a second shower room as well as two small attic rooms that can be used as extra bedrooms and numerous storage spaces. Double glazing, city gas central heating, mains drainage. Away from the street, 10 minutes walk from the hyper center of Bergerac.

## Summary

Property type:	House
Bedrooms:	2
Price	€221,490

## Key Information

Internal Area:	105 sqm
Land Area:	0.03 ha
Floor:	1

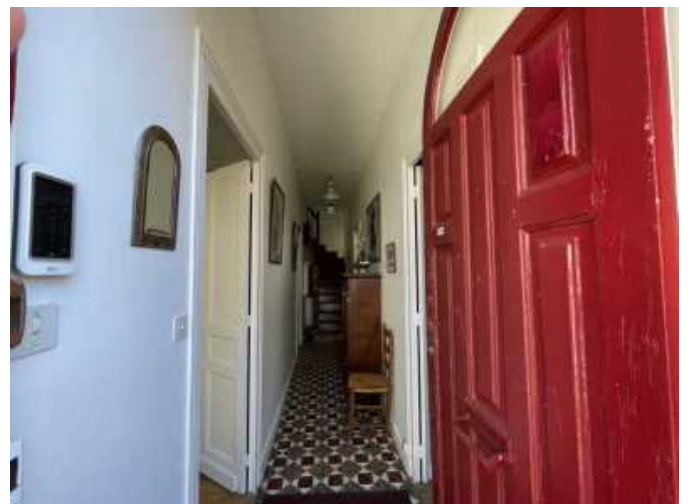
### Property Features:

- Gas Central Heating

## Location: Nouvelle Aquitaine



## Gallery







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