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# House for sale near Bergerac in the Dordogne

Bergerac, Dordogne, Nouvelle Aquitaine



€379,000

inc. of agency fees

**5** Beds **1** Baths **190** sqm **0.25** ha

SOUGHT AFTER LOCATION close to the river in Bergerac! This 190m2 house surrounded by a mature 2500m2 garden right by the river at the entrance of Bergerac town offers a kitchen/dining opened to a beautiful...

#### At a Glance

ReferenceMFH-AES11160-BGCNear toBergeracPrice€379,000Bed5Bath1Hab.Space190 sqmLand0.25 haPoolNoLand TaxN/A

### **Property Description**

SOUGHT AFTER LOCATION close to the river in Bergerac! This 190m2 house surrounded by a mature 2500m2 garden right by the river at the entrance of Bergerac town offers a kitchen/dining opened to a beautiful pergola, an L shape living room, one bedroom, bathroom, utility and toilet on the ground floor, and

two bedrooms and a toilet on the first floor. At garden level, and also accessible from the house, a two bedroom apartment with kitchen/living area, shower room and toilet. in addition, there is a 19m2 beautician studio and a 29m2 garage. A versatile house, with bright and aery charm of the 70s and all the modern comfort (heat pump and double glazing). A must see!

## Summary

Property type: House Bedrooms: 5
Bathrooms 1

Price €379,000

# **Key Information**

Internal Area: 190 sqm Land Area: 0.25 ha

Floor: 2

Property Features:

Double Glazing

**Location: Nouvelle Aquitaine** 



# Gallery











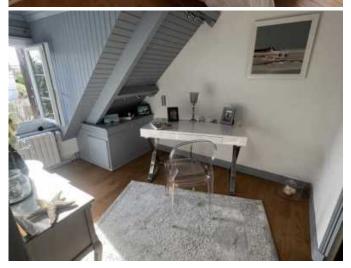




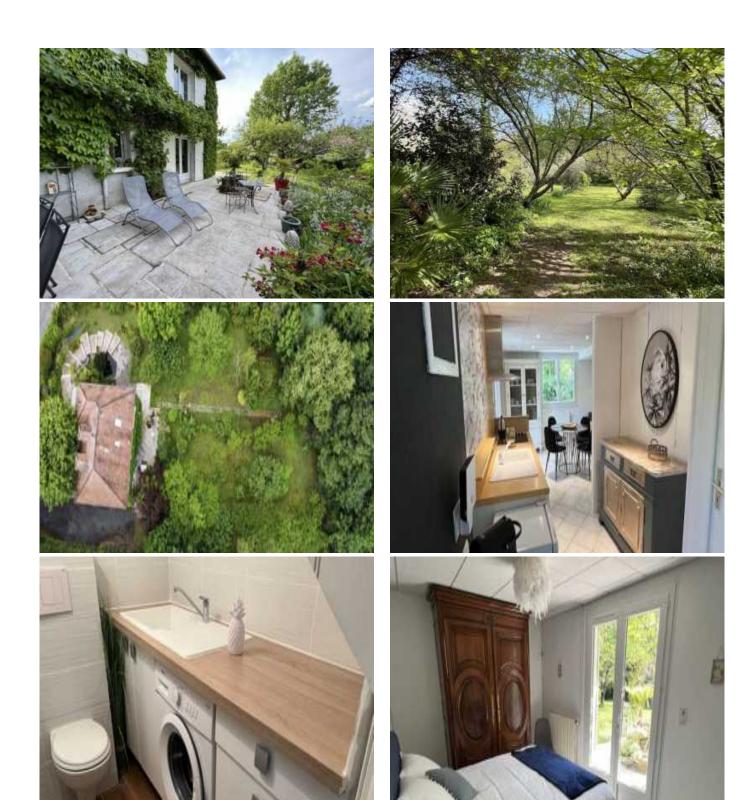




















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#### C. BAUER – Sunday Times

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S. and L. BROWN



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