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House for sale near Bergerac in the Dordogne

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



€441,000

inc. of agency fees

3 Beds 138 sqm 0.16 ha

Just a 15 minute walk from Bergerac, with access to the river. Agency Eleonor would like to offer you this perfect property in a perfect place. Ready to move in and enjoy! On the ground floor: entrance/living...

At a Glance

Reference	MFH-AES11275-LA	Near to	Bergerac	Price	€441,000
Bed	3	Pool	No	Hab.Space	138 sqm
Land	0.16 ha			Land Tax	N/A

Property Description

Just a 15 minute walk from Bergerac, with access to the river. Agency Eleonor would like to offer you this perfect property in a perfect place. Ready to move in and enjoy! On the ground floor: entrance/living room, dining room, kitchen, wc, bedroom and shower room, cellar/laundry/boiler. Upstairs, you will find another

bedroom with dressing. Also an open mezzanine currently used as an office, this could be converted to a bedroom. Enjoy the outdoor terrace with pergola, overlooking the beautiful swimming pool, with barbecue and shower, the poolhouse of 18m² could potentially be a studio independant. There is also an independent garage and everything is enclosed with electric gates, in a beautiful garden of 1576 m². A small pond full of Koi carp completes this oasis. Heating from city gas, mains drains, recently installed air conditioning, double glazing with mosquito nets and has its own water supply. Visit quickly !!

Summary

Property type:	House
Bedrooms:	3
Price	€441,000

Key Information

Internal Area:	138 sqm
Land Area:	0.16 ha
Property Features:	
•	Swimming Pool

Location: Nouvelle Aquitaine



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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