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## House for sale near Bergerac in the Dordogne

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



# €360,400

inc. of agency fees

4 Beds   3 Baths   176 sqm   0.61 ha

Architects Perigourdine design property of approximately 175m<sup>2</sup> living area with a spacious principal room leading out to the garden of 1.5 acres with a 12m x 6m pool and a large annexe for the convivial...

### At a Glance

<b>Reference</b>	MFH-AES11280-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€360,400
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	176 sqm
<b>Land</b>	0.61 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Architects Perigourdine design property of approximately 175m<sup>2</sup> living area with a spacious principal room leading out to the garden of 1.5 acres with a 12m x 6m pool and a large annexe for the convivial days and evenings! On the ground floor: a study/bedroom with a shower room, a living room of 66m<sup>2</sup> with open

fireplace and large french windows, a separate kitchen, utility room, cellar and boiler room. On the first floor a large landing serves three bedrooms (one with ensuite bathroom) and a shower-room, wc. Land with a small wooded area, a carport. House with alarm. (price reduced for improvement works necessary further to the energy rating F due to single glazing and oil central heating).

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€360,400

## Key Information

Internal Area:	176 sqm
Land Area:	0.61 ha
Property Features:	
• Central Heating	
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



# Gallery











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