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## House for sale near Bergerac in the Dordogne

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



# €493,500

inc. of agency fees

7 Beds   4 Baths   250 sqm   0.37 ha

Charming Perigourdine complex, composed of a main house, a guest house with a large workshop and a tobacco barn arranged in a U around a swimming pool and its terrace, as well as a third farmhouse and...

### At a Glance

|                  |                  |                |          |                  |          |
|------------------|------------------|----------------|----------|------------------|----------|
| <b>Reference</b> | MFH-AES11350-BGC | <b>Near to</b> | Bergerac | <b>Price</b>     | €493,500 |
| <b>Bed</b>       | 7                | <b>Bath</b>    | 4        | <b>Hab.Space</b> | 250 sqm  |
| <b>Land</b>      | 0.37 ha          | <b>Pool</b>    | No       | <b>Land Tax</b>  | N/A      |

### Property Description

Charming Perigourdine complex, composed of a main house, a guest house with a large workshop and a tobacco barn arranged in a U around a swimming pool and its terrace, as well as a third farmhouse and a barn. The main house is approximately 120m<sup>2</sup> with 3 bedrooms and 2 bathrooms. The guest houses of

approximately 80m<sup>2</sup> and 40m<sup>2</sup>, all in good condition, having kept the character of yesterday (stone, exposed beams). All located in a bucolic setting in a village 15 minutes from Bergerac. A garden of approximately 3650m<sup>2</sup> bordered by a stream, and a swimming pool complete this beautiful picture. A must see!

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 7        |
| Bathrooms      | 4        |
| Price          | €493,500 |

## Key Information

|                    |               |
|--------------------|---------------|
| Internal Area:     | 250 sqm       |
| Land Area:         | 0.37 ha       |
| Property Features: |               |
| •                  | Swimming Pool |

## Location: Nouvelle Aquitaine



# Gallery











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