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House for sale near Bergerac in the Dordogne

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



€449,000

inc. of agency fees

3 Beds 2 Baths 140 sqm 0.6 ha

Three-bedroom house with beautiful views and a swimming pool situated close to Bergerac. Approximately 140m² of living space with...

At a Glance

Reference	MFH-AES11353-BGC	Near to	Bergerac	Price	€449,000
Bed	3	Bath	2	Hab.Space	140 sqm
Land	0.6 ha	Pool	Yes	Land Tax	N/A

Property Description

Three-bedroom house with beautiful views and a swimming pool situated close to Bergerac. Approximately 140m² of living space with a 6000m² garden with the open view. A veranda of 28m² takes advantage of the environment, a cosy lounge with fireplace, an oak kitchen with cellar, two bedrooms, toilet and a shower room on the ground floor as well as the workshop. Upstairs is a study and a bedroom with small shower-

room & toilet. The pool is 10m x 5m with electric cover and a large south-facing terrace leading to the garden and countryside. For extra confort there's a bioclimatic pergola to protect from the sun and the windows have mosquito nets. Situated just 6km North of Bergerac centre.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€449,000

Key Information

Internal Area:	140 sqm
Land Area:	0.6 ha
Property Features:	
• Swimming Pool	
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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