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Countryside house for sale near Bergerac in the Dordogne

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



€477,000

inc. of agency fees

3 Beds 137 sqm 3 ha

3 hectare estate surrounded by nature in the middle of the woods with a 4000m² lake, a 137m² character house with 3 bedrooms, beautiful...

At a Glance

Reference	MFH-AES11530-BGC	Near to	Bergerac	Price	€477,000
Bed	3	Pool	No	Hab.Space	137 sqm
Land	3 ha			Land Tax	N/A

Property Description

3 hectare estate surrounded by nature in the middle of the woods with a 4000m² lake, a 137m² character house with 3 bedrooms, beautiful living space, and two bathrooms, 9m x 4m swimming pool, 124m² worth of outbuildings (barn, garages) and a 42m² cabin on the water to rehabilitate. Part of the property can be developed into touristic activity and beautiful meadows can accommodate animals. 50 minutes from

Bordeaux, 40 minutes from Perigueux, 28 minutes from Bergerac. ideal for outdoor living!

Summary

Property type:	Countryside house
Bedrooms:	3
Price	€477,000

Key Information

Internal Area:	137 sqm
Land Area:	3 ha
Floor:	2
Property Features:	
•	Swimming Pool

Location: Nouvelle Aquitaine



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