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## House for sale near Bergerac in the Dordogne

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



# €210,000

inc. of agency fees

3 Beds    1 Baths    96 sqm    0.07 ha

One-storey light-filled house with basement situated close to the centre of Bergerac. With a beautiful view of the vineyards, the house is situated in a sought-after calm residential area. Comprising...

### At a Glance

<b>Reference</b>	MFH-AES11580-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€210,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	96 sqm
<b>Land</b>	0.07 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

One-storey light-filled house with basement situated close to the centre of Bergerac. With a beautiful view of the vineyards, the house is situated in a sought-after calm residential area. Comprising of an entrance, a bright living room, equipped kitchen, three bedrooms, a bathroom and a toilet. The basement is accessible

from inside and outside. The enclosed garden is approximately 700m<sup>2</sup>. Double glazing, gaz central-heating, reversible air-conditioning in the living room. 10 minutes walk to amenities, 2.5km from the town-center. School transport.

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€210,000

## Key Information

Internal Area:	96 sqm
Land Area:	0.07 ha
Property Features:	
•	Double Glazing

## Location: Nouvelle Aquitaine



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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