

# House for sale near Bergerac in the Dordogne

Bergerac, Dordogne, Nouvelle Aquitaine





Dordogne 15 min from Bergerac and 1 hour from Bordeaux with an enclosed garden of one acre with heated...

### At a Glance

Reference	MFH-AES11588-BGC	Near to	Bergerac	<b>Price</b> €570,000
Bed	5	Bath	3	Hab.Space 261 sqm
Land	0.41 ha	Pool	Yes	Land Tax N/A

#### **Property Description**

Property on the banks of the Dordogne 15 min from Bergerac and 1 hour from Bordeaux with an enclosed garden of one acre with heated swimming pool. The house of approx. 235m2 is completely renovated, retaining authentic elements such as terra-cotta floor tiles and exposed beams dating from construction in 1900. The kitchen is equipped and semi-open on to the living room with fireplace; a scullery; a wine cellar,

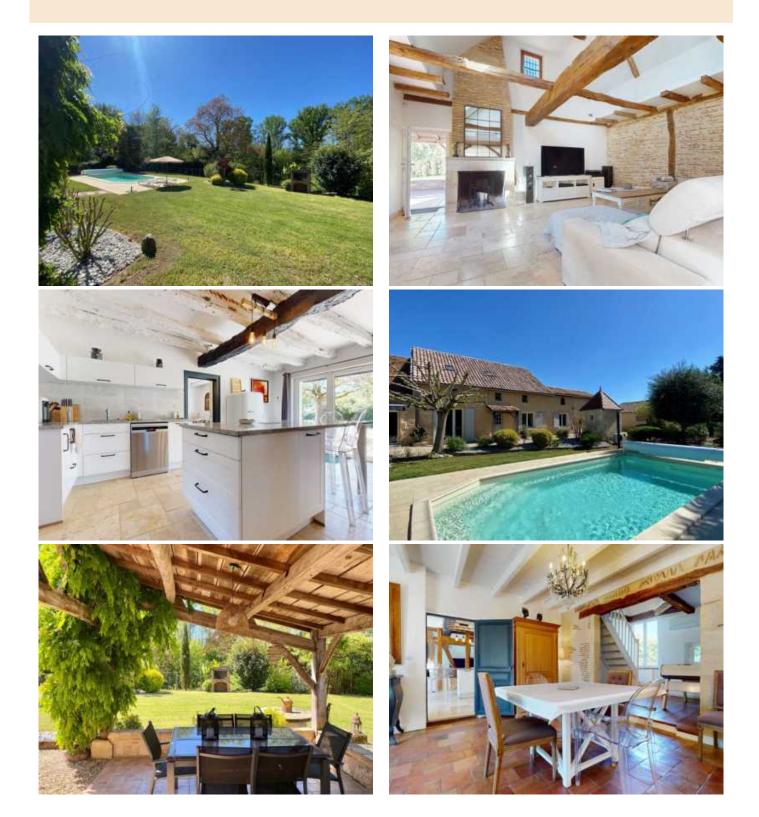
dining room, study, two bedrooms and two bathrooms on the ground floor. On the first floor two bedrooms, a study, a dressing room and a bathroom. Outside, a workshop and tobacco barn, as well as access to the river and a source. Town gas central heating, reversible air conditioning and mains drainage.

Summary		Key Information
Property type:	House	Internal Area: 261 sqm
Bedrooms:	5	Land Area: 0.41 ha
Bathrooms	3	Property Features:
Price	€570,000	Swimming Pool
		Swimming Pool? Yes

# Location: Nouvelle Aquitaine



## Gallery





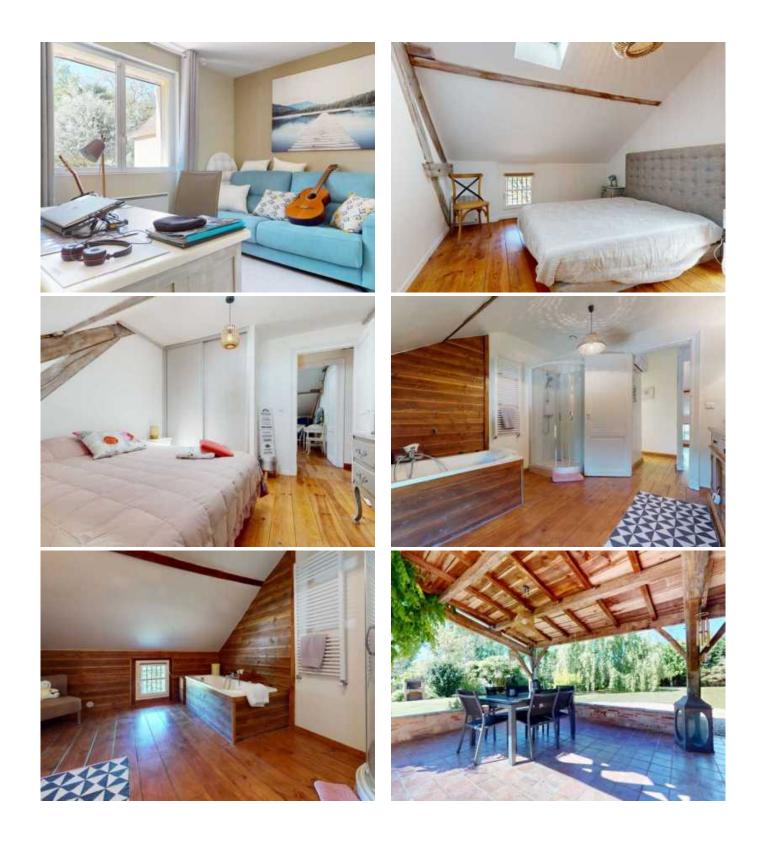


















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