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## House for sale near Bergerac in the Dordogne

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



# €577,500

inc. of agency fees

5 Beds   3 Baths   261 sqm   0.41 ha

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. 235m<sup>2</sup> is completely renovated, retaining...

### At a Glance

<b>Reference</b>	MFH-AES11588-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€577,500
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	261 sqm
<b>Land</b>	0.41 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	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. 235m<sup>2</sup> 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

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€577,500

## Key Information

Internal Area:	261 sqm
Land Area:	0.41 ha
Property Features:	
• Swimming Pool	
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



## Gallery









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