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House for sale near Bergerac in the Dordogne

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



€570,000

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...

At a Glance

Reference	MFH-AES11588-BGC	Near to	Bergerac	Price	€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

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€570,000

Key Information

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

Location: Nouvelle Aquitaine



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