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Countryside house for sale near Bergerac in the Dordogne

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



€795,000

inc. of agency fees

4 Beds 3 Baths 270 sqm 1 ha

Situated in a privileged area of Bergerac with direct private access to the Dordogne River. Surrounded by 2.5 acres of enclosed garden...

At a Glance

Reference	MFH-AES11612-BGC	Near to	Bergerac	Price	€795,000
Bed	4	Bath	3	Hab.Space	270 sqm
Land	1 ha	Pool	No	Land Tax	N/A

Property Description

Situated in a privileged area of Bergerac with direct private access to the Dordogne River. Surrounded by 2.5 acres of enclosed garden with swimming pool and tennis court. 270m2 habitable area comprising of a large living room with open fireplace and french windows leading directly to the terrace and the pool. A fitted kitchen, two ensuite bedrooms and two other double bedrooms plus a bathroom. Upstairs, a 70m2 room

currently used as a study and reading area. Reversible air-conditioning, central heating and mains drainage; fibre optique internet. Cellar with boiler room and wine cellar on the lower floor. Garage with utility room and workshop.

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€795,000

Key Information

Internal Area:	270 sqm
Land Area:	1 ha
Property Features:	
•	Swimming Pool

Location: Nouvelle Aquitaine



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