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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

|                  |                  |                |          |                  |          |
|------------------|------------------|----------------|----------|------------------|----------|
| <b>Reference</b> | MFH-AES11612-BGC | <b>Near to</b> | Bergerac | <b>Price</b>     | €795,000 |
| <b>Bed</b>       | 4                | <b>Bath</b>    | 3        | <b>Hab.Space</b> | 270 sqm  |
| <b>Land</b>      | 1 ha             | <b>Pool</b>    | No       | <b>Land Tax</b>  | 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. 270m<sup>2</sup> 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 70m<sup>2</sup> 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



## Gallery



















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