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## House for sale near Bergerac in the Dordogne

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



# €246,000

inc. of agency fees

3 Beds   2 Baths   105 sqm   0.58 ha

Family house close to Bergerac in a calm area on over an acre of garden with pool. Welcoming living room with open kitchen and dining...

### At a Glance

<b>Reference</b>	MFH-AES11665-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€246,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	105 sqm
<b>Land</b>	0.58 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Family house close to Bergerac in a calm area on over an acre of garden with pool. Welcoming living room with open kitchen and dining area; a bedroom, shower-room and small utility room on the ground floor. Upstairs are two bedrooms of 13m<sup>2</sup> (one with a bath and wash basin), a shower room and a study. Double glazing, micro-station septic tank, central heating by propane gas. Small budget needed for finishing

works. Barn of approximately 50m<sup>2</sup> currently garage and workshop. 10km de Bergerac town centre.

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€246,000

## Key Information

Internal Area:	105 sqm
Land Area:	0.58 ha
Property Features:	
• Central Heating	
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



## Gallery







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Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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