

# **Countryside house for sale near Bergerac in the Dordogne**

Bergerac , Dordogne , Nouvelle Aquitaine





### At a Glance

Reference	MFH-AES11624-BGC	Near to	Bergerac	<b>Price</b> €765,000
Bed	6	Bath	4	Hab.Space 330 sqm
Land	2.23 ha	Pool	No	Land Tax N/A

#### **Property Description**

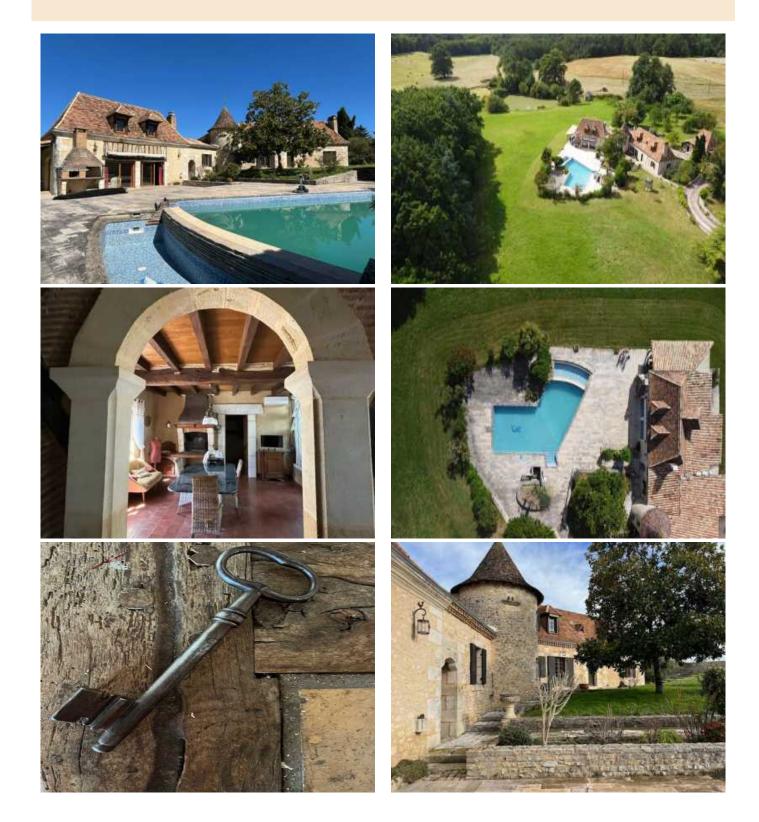
Countryside property comprising of a 200m2 house with four bedrooms, a guest house with two bedrooms on a land of over two hectares with a large swimming pool and a lake. Situated in a calm area with rolling countryside views, this demure offers a seamless fusion of authenticity and modernity. This timeless home has been tastefully renovated with premium materials and features underfloor heating powered by a heat pump providing energy efficiency and comfort. Only 30 minutes from Bergerac and the airport with easy access to the motorway A89.

Summary		Key Information		
Property type:	Countryside house	Internal Area:	330 sqm	
Bedrooms:	6	Land Area:	2.23 ha	
Bathrooms	4	Property Features:		
Price	€765,000	Swimming Pool	1	

# Location: Nouvelle Aquitaine



## Gallery





























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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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