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## House for sale near Bergerac in the Dordogne

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



# €149,000

inc. of agency fees

4 Beds   2 Baths   114 sqm   0.08 ha

Located a few steps from the Dordogne and shops, this stone house of approximately 114 m2 offers 4 bedrooms, a kitchen, a living/dining...

### At a Glance

<b>Reference</b>	MFH-AES11594-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€149,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	114 sqm
<b>Land</b>	0.08 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

## Property Description

Located a few steps from the Dordogne and shops, this stone house of approximately 114 m<sup>2</sup> offers 4 bedrooms, a kitchen, a living/dining room, as well as 2 shower rooms and 2 WCs. An adjoining garage of 35 m<sup>2</sup> could possibly be integrated into the house. Even if it is perfectly habitable, there is still work to be done, in particular the roof. A garden of 838 m<sup>2</sup> completes this property.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€149,000

Key Information

Internal Area:	114 sqm
Land Area:	0.08 ha

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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