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## House for sale near Bergerac in the Dordogne

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



# €895,000

inc. of agency fees

5 Beds    3 Baths    517 sqm    0.8 ha

This ancient XIII century armory with attached guest house sits beside the river Dordogne surrounded by almost 2 Acres of land with swimming pool and tobacco drying barn, with direct access to the Bergerac...

### At a Glance

<b>Reference</b>	MFH-AES8078-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€895,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	517 sqm
<b>Land</b>	0.8 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This ancient XIII century armory with attached guest house sits beside the river Dordogne surrounded by almost 2 Acres of land with swimming pool and tobacco drying barn, with direct access to the Bergerac riverside cycle path "Voie Verte". in a quiet neighborhood yet near the town centre, it offers great volumes

and period features. 520m<sup>2</sup> in total on 3 levels: 5 bedrooms, 3 bathrooms and 2 shower room, entrance hall, "cathedral" living room, fitted kitchen, utility room, verandah. Underfloor heating with heat pump (air/water). A second kitchen with living room allows creating an attached guest house. 70m<sup>2</sup> playroom and extra bedroom in the converted loft. A public slipway is located 200m downstream for water sports lovers, and the town center is at walking/cycling. A Must see!

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€895,000

## Key Information

Internal Area:	517 sqm
Land Area:	0.8 ha
Floor:	2
Property Features:	
•	Swimming Pool

## Location: Nouvelle Aquitaine



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