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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!

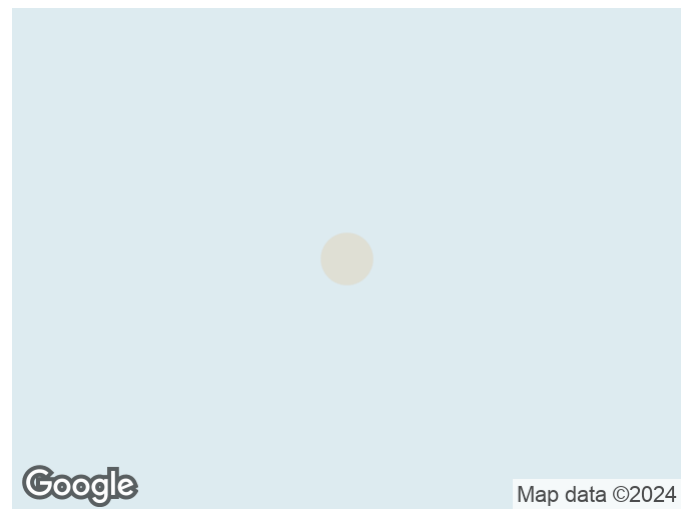
## Summary

|                |          |
|----------------|----------|
| 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 |

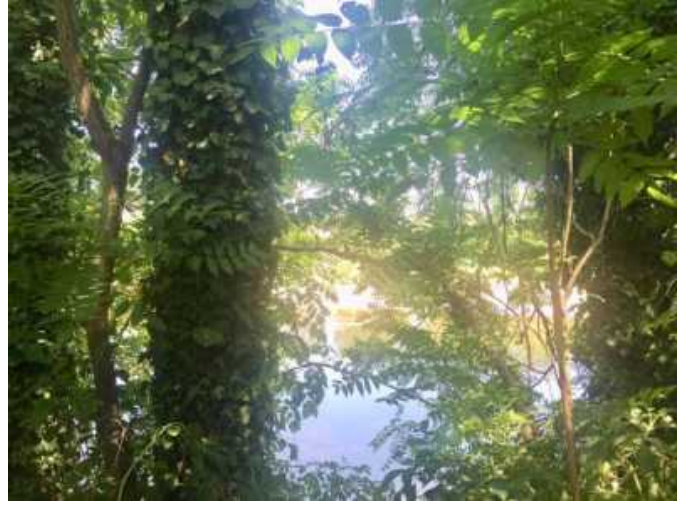
## Location: Nouvelle Aquitaine



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