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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 besides 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

**Reference** MFH-AES8078-BGC **Near to** Bergerac **Price** €895,000

**Bed** 5 **Bath** 3 **Hab.Space** 517 sqm

**Land** 0.8 ha **Pool** No **Land Tax** N/A

### **Property Description**

This ancient Xiii century armory with attached guest house sits besides 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. 520m2 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. 70m2 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** 



# Gallery

































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S. and L. BROWN



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