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## House for sale near Bergerac in the Dordogne

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



# €647,900

inc. of agency fees

6 Beds   2 Baths   420 sqm   0.07 ha

Prestigious property complex composed of a 19th century renovated mansion of approx.350 m2. The ground floor has a living room, billiard room, study, and an orangery converted into a summer kitchen leading...

### At a Glance

<b>Reference</b>	MFH-AES10953-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€647,900
<b>Bed</b>	6	<b>Bath</b>	2	<b>Hab.Space</b>	420 sqm
<b>Land</b>	0.07 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Prestigious property complex composed of a 19th century renovated mansion of approx.350 m2. The ground floor has a living room, billiard room, study, and an orangery converted into a summer kitchen leading to the terrasse and pool. On the two upper floors: an L-shaped living-dining room of over 60 m2, a kitchen, six

bedrooms and two bathrooms. A separate apartment with a living room, open kitchen, two bedrooms and shower-room. Pool house with a living room, kitchenette and a mezzanine dormitory. Two garages and a cellar. A private garden of 500 m<sup>2</sup> with a swimming pool of 11mX5 and a well. Exceptional property full of charm for a large family and / or liberal profession in the town centre.

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€647,900

## Key Information

Internal Area:	420 sqm
Land Area:	0.07 ha
Floor:	3
Property Features:	
• Swimming Pool	
Swimming Pool?	Yes

## 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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Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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