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## House for sale near Bergerac in the Dordogne

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



# €296,800

inc. of agency fees

4 Beds   1 Baths   172 sqm   0.64 ha

Charming 172m<sup>2</sup> perigourdine house nestled in an ancient hamlet surrounded by its mature garden and an open field with a well (6000m<sup>2</sup> of land approx. in total). Behind its stunning "facade", it offers...

### At a Glance

<b>Reference</b>	MFH-AES10943-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€296,800
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	172 sqm
<b>Land</b>	0.64 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Charming 172m<sup>2</sup> perigourdine house nestled in an ancient hamlet surrounded by its mature garden and an open field with a well (6000m<sup>2</sup> of land approx. in total). Behind its stunning "facade", it offers on two levels four bedrooms, two shower rooms, a bathroom, a kitchen/dining, a lounge with a chimney and wood burner.

Useful utility room and wine cellar. Attached to a 62m<sup>2</sup> double height stone barn. Located only 13km North of Bergerac, it has definite old fashion charm and a lot of potential, a must see!

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€296,800

## Key Information

Internal Area:	172 sqm
Land Area:	0.64 ha
Property Features:	
•	Mature Garden

## Location: Nouvelle Aquitaine



# Gallery













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