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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 172m² perigourdine house nestled in an ancient hamlet surrounded by its mature garden and an open field with a well (6000m² of land approx. in total). Behind its stunning "facade", it offers...

At a Glance

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

Property Description

Charming 172m² perigourdine house nestled in an ancient hamlet surrounded by its mature garden and an open field with a well (6000m² 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 62m² 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



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