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## House for sale near Bergerac in the Dordogne

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



**€574,750**

inc. of agency fees

4 Beds   2 Baths   210 sqm   0.93 ha

Contemporary one-storey house with large open living area and expansive windows, perfect for the natural light to illuminate the interior while enjoying the pool and garden views. Approximately 210m2...

### At a Glance

<b>Reference</b>	MFH-AES11152-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€574,750
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	210 sqm
<b>Land</b>	0.93 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Contemporary one-storey house with large open living area and expansive windows, perfect for the natural light to illuminate the interior while enjoying the pool and garden views. Approximately 210m2 habitable area leading to the terrasse, pool and jacuzzi. An impressive living room of approx.85m2 with open fitted

kitchen; a utility room, a study, three bedrooms, a bathroom and a spacious parentale suite of 30m<sup>2</sup> with bathroom and dressing room. Double garage and a carport plus a further single garage and atelier. Underfloor heating & pellet burner. Enclosed garden of over two acres. Calm area just minutes from a bastide town, 15 minutes from Eymet and 25 min to Bergerac.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€574,750

Key Information

Internal Area:	210 sqm
Land Area:	0.93 ha
Property Features:	
•	Terrasse

Location: Nouvelle Aquitaine



## Gallery





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