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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...

### At a Glance

**Reference** MFH-AES11152-BGC

**Near to** Bergerac

**Price** €574,750

**Bed** 4

**Bath** 2

**Hab.Space** 210 sqm

**Land** 0.93 ha

**Pool** No

**Land Tax** 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 210m<sup>2</sup> habitable area leading to the terrasse, pool and jacuzzi. An impressive living room of approx.85m<sup>2</sup> 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: | <ul style="list-style-type: none"><li>• Terrasse</li></ul> |

### Location: Nouvelle Aquitaine



## Gallery



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**S. and L. BROWN**



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