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## House for sale near Bergerac in the Dordogne

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



**€395,000**

inc. of agency fees

5 Beds   1 Baths   190 sqm   0.25 ha

This 190m2 house surrounded by a mature 2500m2 garden right by the river at the entrance of Bergerac town offers a kitchen/dining opened to a beautiful pergola, an L shape living room, one bedroom, bathroom,...

### At a Glance

<b>Reference</b>	MFH-AES11160-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€395,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	190 sqm
<b>Land</b>	0.25 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This 190m2 house surrounded by a mature 2500m2 garden right by the river at the entrance of Bergerac town offers a kitchen/dining opened to a beautiful pergola, an L shape living room, one bedroom, bathroom, utility and toilet on the ground floor, and two bedrooms and a toilet on the first floor. At garden level, and also

accessible from the house, a two bedroom apartment with kitchen/living area, shower room and toilet. in addition, there is a 19m<sup>2</sup> beautician studio and a 29m<sup>2</sup> garage. A versatile house, with bright and airy charm of the 70s and all the modern comfort (heat pump and double glazing). A must see!

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€395,000

Key Information

Internal Area:	190 sqm
Land Area:	0.25 ha
Floor:	2
Property Features:	
•	Double Glazing

Location: Nouvelle Aquitaine



## Gallery













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