

# House for sale near Bergerac in the

# Dordogne

#### Bergerac, Dordogne, Nouvelle Aquitaine





Architect-designed house in Bayac stone with garage and swimming pool (covered and heated) on enclosed garden of approximately 1000m2...

## At a Glance

Reference	MFH-AES11522-BGC	Near to	Bergerac	<b>Price</b> €399,000
Bed	4	Bath	1	Hab.Space 158 sqm
Land	0.12 ha	Pool	No	Land Tax N/A

#### **Property Description**

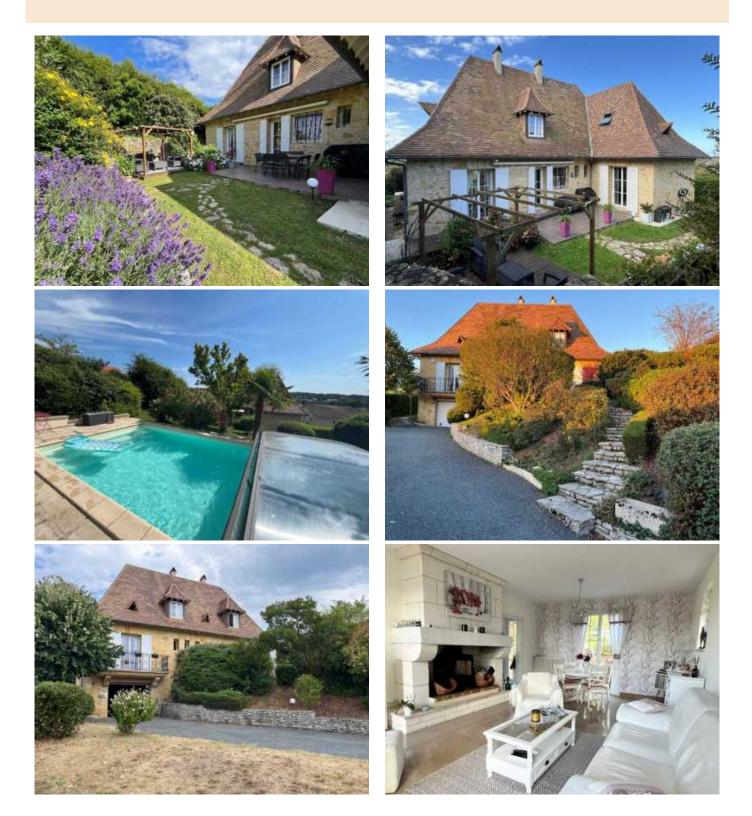
Architect-designed house in Bayac stone with garage and swimming pool (covered and heated) on enclosed garden of approximately 1000m2 within walking distance of all shops, 25 minutes from Bergerac and one hour from Bordeaux. This 158m2 family home has been recently renovated and you can move straight in: heat pump, double glazing, wood stove in the living room, new kitchen and bathrooms. Two bedrooms, separate WC, open kitchen bathroom and living room on the ground floor, and two bedrooms, an office (or small bedroom) and a bathroom with WC upstairs. A full basement with double garage, boiler room, laundry room, wine cellar and storage adds to the comfort of this beautiful house. internet with Fiberoptic, connected to main drains. A must see!

Summary		Key Information		
Property type:	House	Internal Area:	158 sqm	
Bedrooms:	4	Land Area:	0.12 ha	
Bathrooms	1	Floor:	2	
Price	€399,000	Property Features:		
		Swimming Pool		

# Location: Nouvelle Aquitaine

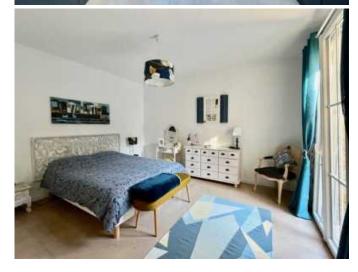


# Gallery





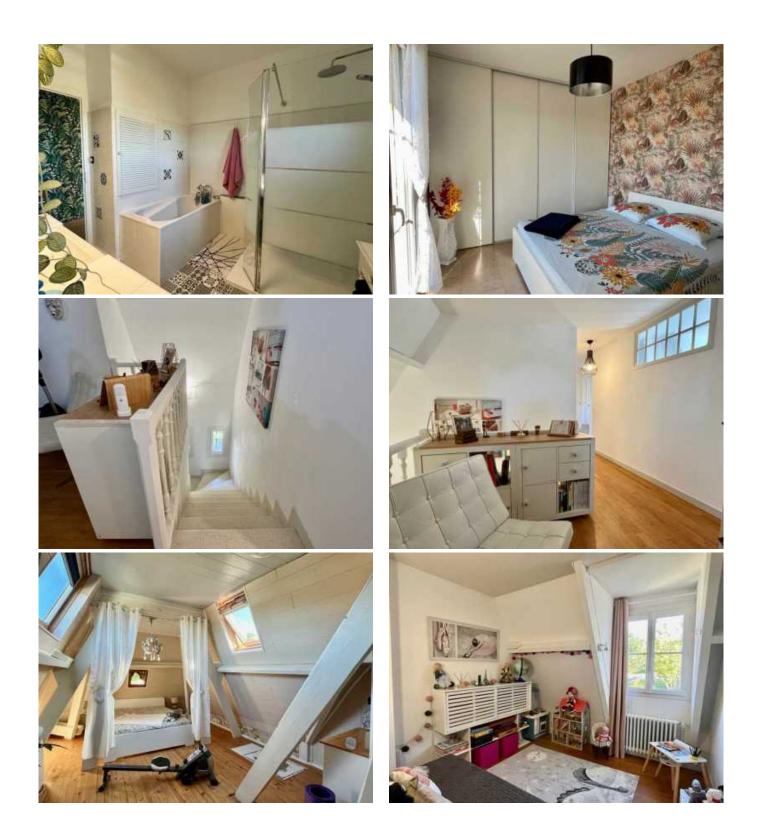
















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#### S. and L. BROWN



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