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House for sale near Bergerac in the Dordogne

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



€577,500

inc. of agency fees

5 Beds 3 Baths 261 sqm 0.41 ha

Property on the banks of the Dordogne 15 min from Bergerac and 1 hour from Bordeaux with an enclosed garden of one acre with heated...

At a Glance

| | | | | | |
|------------------|------------------|----------------|----------|------------------|----------|
| Reference | MFH-AES11588-BGC | Near to | Bergerac | Price | €577,500 |
| Bed | 5 | Bath | 3 | Hab.Space | 261 sqm |
| Land | 0.41 ha | Pool | Yes | Land Tax | N/A |

Property Description

Property on the banks of the Dordogne 15 min from Bergerac and 1 hour from Bordeaux with an enclosed garden of one acre with heated swimming pool. The house of approx. 235m² is completely renovated, retaining authentic elements such as terra-cotta floor tiles and exposed beams dating from construction in 1900. The kitchen is equipped and semi-open on to the living room with fireplace; a scullery; a wine cellar,

dining room, study, two bedrooms and two bathrooms on the ground floor. On the first floor two bedrooms, a study, a dressing room and a bathroom. Outside, a workshop and tobacco barn, as well as access to the river and a source. Town gas central heating, reversible air conditioning and mains drainage.

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 5 |
| Bathrooms | 3 |
| Price | €577,500 |

Key Information

| | |
|--------------------|---------|
| Internal Area: | 261 sqm |
| Land Area: | 0.41 ha |
| Property Features: | |
| • Swimming Pool | |
| Swimming Pool? | Yes |

Location: Nouvelle Aquitaine



Gallery









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