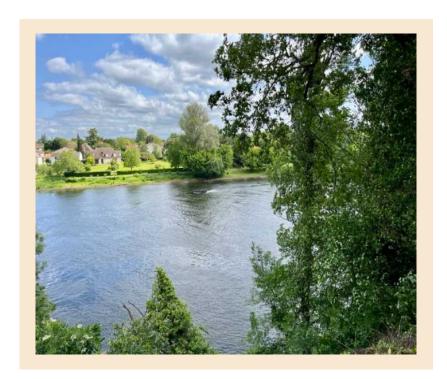
Click to view MFH-AES11612-BGC

# Countryside house for sale near Bergerac in the Dordogne

Bergerac, Dordogne, Nouvelle Aquitaine



€795,000

inc. of agency fees

**4** Beds **3** Baths **270** sqm **1** ha

Situated in a privileged area of Bergerac with direct private access to the Dordogne River.
Surrounded by 2.5 acres of enclosed garden...

#### At a Glance

| Reference | MFH-AES11612-BGC | Near to | Bergerac | <b>Price</b> €795,000    |
|-----------|------------------|---------|----------|--------------------------|
| Bed       | 4                | Bath    | 3        | <b>Hab.Space</b> 270 sqm |
| Land      | 1 ha             | Pool    | No       | Land Tax N/A             |

**Property Description** 

Situated in a privileged area of Bergerac with direct private access to the Dordogne River. Surrounded by 2.5 acres of enclosed garden with swimming pool and tennis court. 270m2 habitable area comprising of a large living room with open fireplace and french windows leading directly to the terrace and the pool. A fitted kitchen, two ensuite bedrooms and two other double bedrooms plus a bathroom. Upstairs, a 70m2 room currently used as a study and reading area. Reversible air-conditioning, central heating and mains drainage; fibre optique internet. Cellar with boiler room and wine cellar on the lower floor. Garage with utility room and workshop.

**Summary** 

Property type: Countryside house

Bedrooms: 4

Bathrooms 3

Price €795,000

**Key Information** 

Internal Area: 270 sqm

Land Area: 1 ha

Property Features:

• Swimming Pool

**Location: Nouvelle Aquitaine** 



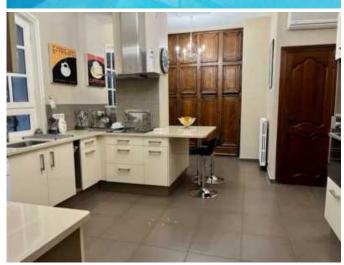
## Gallery



















































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#### S. and L. BROWN



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