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## House for sale near Bergerac in the Dordogne

Bergerac , Dordogne , Nouvelle Aquitaine



# €522,500

inc. of agency fees

7 Beds 2 Baths 204 sqm 0.51 ha

This charming single-storey house offers a modern and spacious design, located conveniently near shops and just a short distance from...

### At a Glance

<b>Reference</b>	MFH-AES11719-LA	<b>Near to</b>	Bergerac	<b>Price</b>	€522,500
<b>Bed</b>	7	<b>Bath</b>	2	<b>Hab.Space</b>	204 sqm
<b>Land</b>	0.51 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This charming single-storey house offers a modern and spacious design, located conveniently near shops and just a short distance from Bergerac. The house is ideal for a large family or for a seasonal rental project, with its practical layout featuring easily separable wings. With 7 bedrooms, including a luxurious master bedroom with en-suite bathroom and walk in wardrobe, the house provides ample space for comfortable living. The living room is bright and airy, thanks to a bay window that brings in natural light. The house also features a modern, open-plan kitchen, 1 bathroom with a walk-in shower and bath, 2 shower rooms, and 3 toilets. Outside, the beautiful landscaped grounds offer a pool area with a large terrace and a heated saltwater pool, providing a serene and relaxing retreat. The house is in move-in condition, allowing you to enjoy the peaceful surroundings without any immediate renovations.

## Summary

Property type:	House
Bedrooms:	7
Bathrooms	2
Price	€522,500

## Key Information

Internal Area:	204 sqm
Land Area:	0.51 ha
Property Features:	
	• Terrace

## Location: Nouvelle Aquitaine



# Gallery







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**S. and L. BROWN**



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