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## Apartment for sale near Bergerac in the Dordogne

Bergerac , Dordogne , Nouvelle Aquitaine



**€224,900**

inc. of agency fees

4 Beds      2 Baths      110 sqm

Location, location, location!  
Reach for the sky in this vintage chic duplex, located on the first floor of an old building in the...

### At a Glance

Reference MFH-AES11722-BGC

Near to Bergerac

Price €224,900

Bed 4

Bath 2

Hab.Space 110 sqm

Pool No

Land Tax N/A

### Property Description

Location, location, location! Reach for the sky in this vintage chic duplex, located on the first floor of an old building in the heart of Bergerac's "city center." Renovations are required, but the roof has been redone, and there's an attic offering 36m<sup>2</sup> of storage or additional space (subject to planning permission, of course).it's possible to create two identical 55m<sup>2</sup> apartments (two bedrooms, a shower room with WC, a kitchen, and a living room) or to keep this charming 110m<sup>2</sup> duplex, which, as the icing on the cake, has access to a patio (usufruct). City gas central heating and mains drainage. Only one co-owner in the building. Worth a visit!

## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€224,900

## Key Information

Internal Area: 110 sqm

Property Features:

- Gas Central Heating

## Location: Nouvelle Aquitaine



## Gallery









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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**S. and L. BROWN**



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