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## House for sale near Bergerac in the Dordogne

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



**€249,000**

**inc. of agency fees**

**2 Beds      1 Baths      123 sqm**

Charming, light-filled, atypical house in the heart of Bergerac, approx. 115 m2 on 3 levels. Access from the first floor via armored...

### At a Glance

**Reference** MFH-AES11241-MO

**Near to** Bergerac

**Price** €249,000

**Bed** 2

**Bath** 1

**Hab.Space** 123 sqm

**Pool** No

**Land Tax** N/A

### Property Description

Charming, light-filled, atypical house in the heart of Bergerac, approx. 115 m<sup>2</sup> on 3 levels. Access from the first floor via armored door with intercom (integrated camera), beautiful wooden staircase leads to landing with living room, kitchen with balcony and WC. Upstairs, another landing has been converted into a small study and leads to two bedrooms with dressing rooms and a bathroom with WC (possibility of installing a second bathroom). A private parking space is included. All this in the immediate, flat vicinity of the town of Bergerac!

Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€249,000

Key Information

Internal Area:	123 sqm
Floor:	2
Property Features:	
	• Balcony

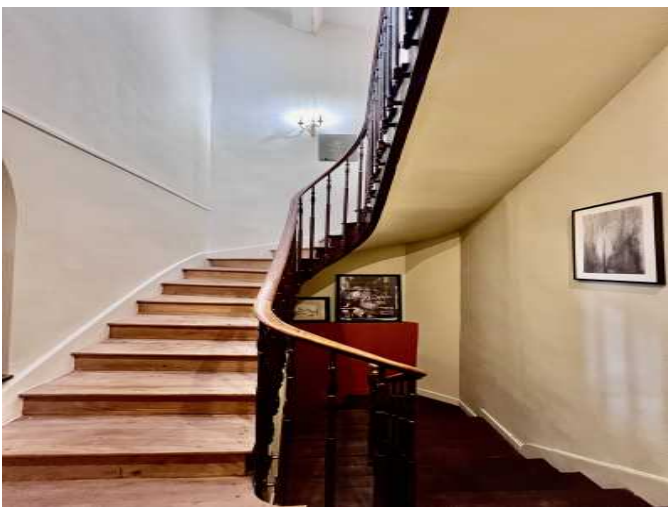
Location: Nouvelle Aquitaine



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**S. and L. BROWN**



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