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## House for sale near Bergerac in the Dordogne

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



**€449,000**

**inc. of agency fees**

**4 Beds   3 Baths   215 sqm   0.14 ha**

Superb bourgeois house within walking distance of Bergerac town center. Approximately 215m2 of living space with old-fashioned charm,...

### At a Glance

<b>Reference</b>	MFH-AES11718-BGC	<b>Near to</b>	Bergerac	<b>Price</b>	€449,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	215 sqm
<b>Land</b>	0.14 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Superb bourgeois house within walking distance of Bergerac town center. Approximately 215m<sup>2</sup> of living space with old-fashioned charm, parquet floors, rosettes, fireplaces, and modern comforts, double glazing, mains drainage, modern bathrooms and kitchen. it has 4 bedrooms including a master suite with dressing room, 3 bathrooms, a fitted kitchen opening onto a covered terrace (bioclimatic), dining room, office, laundry room, and large, bright living room of approximately 40m<sup>2</sup>. Enclosed and mature garden, with heated swimming pool, double garage, cellar, and well. A rare property on the Bergerac market, to visit without delay.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€449,000

## Key Information

Internal Area: 215 sqm

Land Area: 0.14 ha

Property Features:

- Swimming Pool

## Location: Nouvelle Aquitaine



## Gallery

















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**S. and L. BROWN**



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