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## House for sale near Bergerac in the Dordogne

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



**€349,000**

**inc. of agency fees**

**3 Beds   1 Baths   158 sqm   0.43 ha**

Ancient property that has been renovated respecting the charming origins of the house with natural materials. Situated in a calm countryside...

### At a Glance

**Reference**   MFH-AES11750-BGC

**Near to**   Bergerac

**Price**   €349,000

**Bed**   3

**Bath**   1

**Hab.Space**   158 sqm

**Land**   0.43 ha

**Pool**   No

**Land Tax**   N/A

### Property Description

Ancient property that has been renovated respecting the charming origins of the house with natural materials. Situated in a calm countryside area, in a small hamlet, on over an acre of land approximately 20 minutes North of Bergerac. Upon arrival, you are greeted by a south-facing terrace leading into a spacious living room followed by a kitchen, a toilet and an additional room ready to be completed according to your needs. Upstairs, there are three bedrooms, a toilet, and a bathroom. The property also includes two small stone outbuildings and a plunge pool (2mx3m) - perfect for relaxing in the summer months. 2 cellars - one with the pellet boiler which supplies the underfloor heating system and the radiators.

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€349,000

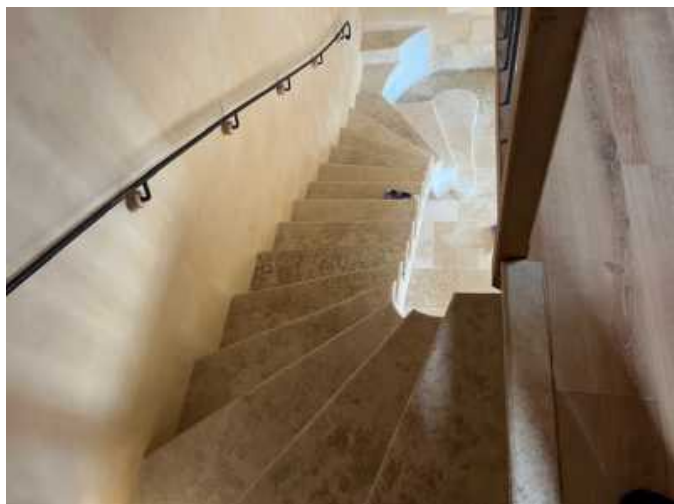
### Key Information

Internal Area:	158 sqm
Land Area:	0.43 ha
Property Features:	<ul style="list-style-type: none"><li>• Terrace</li></ul>

### Location: Nouvelle Aquitaine



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**C. BAUER – Sunday Times**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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