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## Countryside house for sale near Bergerac in the Dordogne

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



**€472,500**

**inc. of agency fees**

**8 Beds      440 sqm      2.98 ha**

Located in a stone village 15 minutes north of Bergerac, this fully renovated property includes a main house of 280 m2 and a guesthouse...

### At a Glance

**Reference** MFH-AES11888-BGC

**Near to** Bergerac

**Price** €472,500

**Bed** 8

**Pool** Yes

**Hab.Space** 440 sqm

**Land** 2.98 ha

**Land Tax** N/A

### Property Description

Located in a stone village 15 minutes north of Bergerac, this fully renovated property includes a main house of 280 m<sup>2</sup> and a guesthouse of 160 m<sup>2</sup>, both boasting excellent energy efficiency. The main house offers four bedrooms, each with its own bathroom and air conditioning, while the guesthouse provides four bedrooms with the same amenities. Outside, there is a pool, several outbuildings, and nearly 3 hectares of land offering numerous possibilities. This property is an excellent opportunity for investors, ideal for a secondary residence or a rental project.

## Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 8                 |
| Price          | €472,500          |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 440 sqm |
| Land Area:     | 2.98 ha |
| Floor:         | 2       |

Property Features:

- Air Conditioning

Swimming Pool? Yes

## 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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