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House for sale near Bergerac in the Dordogne

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



€895,000

inc. of agency fees

5 Beds 3 Baths 517 sqm 0.8 ha

This ancient XIII century armory with attached guest house sits beside the river Dordogne surrounded by almost 2 Acres of land with swimming pool and tobacco drying barn, with direct access to the Bergerac...

At a Glance

Reference	MFH-AES8078-BGC	Near to	Bergerac	Price	€895,000
Bed	5	Bath	3	Hab.Space	517 sqm
Land	0.8 ha	Pool	No	Land Tax	N/A

Property Description

This ancient XIII century armory with attached guest house sits beside the river Dordogne surrounded by almost 2 Acres of land with swimming pool and tobacco drying barn, with direct access to the Bergerac riverside cycle path "Voie Verte". in a quiet neighborhood yet near the town centre, it offers great volumes

and period features. 520m² in total on 3 levels: 5 bedrooms, 3 bathrooms and 2 shower room, entrance hall, "cathedral" living room, fitted kitchen, utility room, verandah. Underfloor heating with heat pump (air/water). A second kitchen with living room allows creating an attached guest house. 70m² playroom and extra bedroom in the converted loft. A public slipway is located 200m downstream for water sports lovers, and the town center is at walking/cycling. A Must see!

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€895,000

Key Information

Internal Area:	517 sqm
Land Area:	0.8 ha
Floor:	2
Property Features:	
•	Swimming Pool

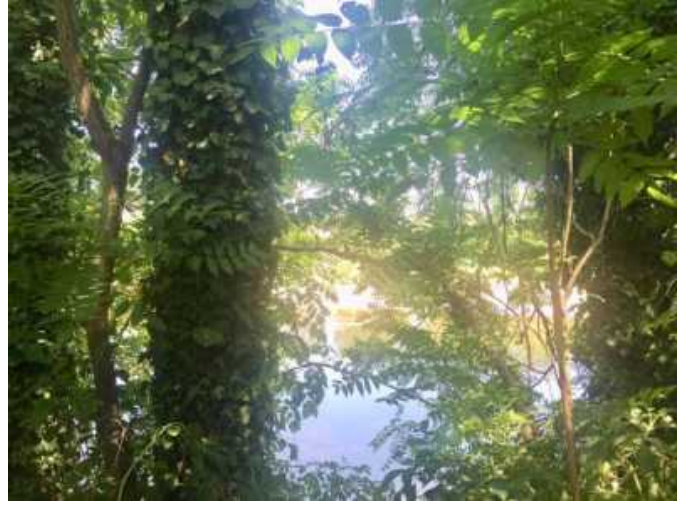
Location: Nouvelle Aquitaine



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