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## Farmhouse for sale near Bergerac in the Dordogne

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



**€1,254,000**

inc. of agency fees

12 Beds

430 sqm

10 ha

Property composed of a farmhouse converted into two accommodations of 65 and 155m2. A further two houses of 110m2 and 90 m2 with their independent entrance each currently rented year-round. An independant...

### At a Glance

**Reference** MFH-AES10999-BGC

**Near to** Bergerac

**Price** €1,254,000

**Bed** 12

**Pool** No

**Hab.Space** 430 sqm

**Land** 10 ha

**Land Tax** N/A

### Property Description

Property composed of a farmhouse converted into two accommodations of 65 and 155m2. A further two houses of 110m2 and 90 m2 with their independent entrance each currently rented year-round. An independant guest room of 25m2. Outbuildings converted into workshops, cellar, summer kitchen, garages

and henhouse, a shed and a tobacco barn for agricultural purposes of 900m<sup>2</sup>. Approximately 25 acres of gardens and meadows, a salt 10x5m swimming pool and two spring-water ponds. This property is located near a charming hamlet, 15 minutes from Bergerac and its airport, 35 minutes from Perigueux and 1.15 hours from Bordeaux.

## Summary

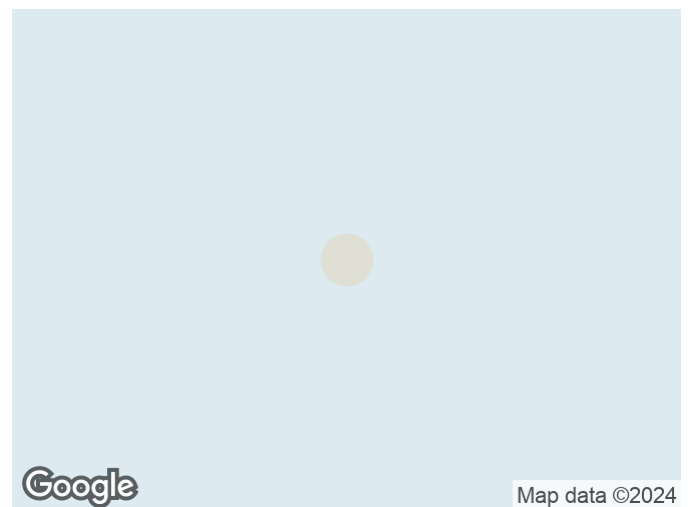
Property type: Farmhouse  
Bedrooms: 12  
Price €1,254,000

## Key Information

Internal Area: 430 sqm  
Land Area: 10 ha  
Property Features:

- Swimming Pool

## Location: Nouvelle Aquitaine



## Gallery

















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