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## House for sale near Bergerac in the Dordogne

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



**€561,750**

**inc. of agency fees**

**6 Beds   3 Baths   250 sqm   0.31 ha**

Character property with pool, located a few steps from a small village 10 minutes drive to Bergerac. Well renovated and benefits from...

### At a Glance

**Reference**   MFH-AES11050-LA

**Near to**   Bergerac

**Price**   €561,750

**Bed**   6

**Bath**   3

**Hab.Space**   250 sqm

**Land**   0.31 ha

**Pool**   Yes

**Land Tax**   N/A

### Property Description

Character property with pool, located a few steps from a small village 10 minutes drive to Bergerac. Well renovated and benefits from a recent new roof. On the ground floor, it is made up of 4 bedrooms, 3 bathrooms, large living room / dining room, kitchen with rear kitchen and laundry room leading directly to the barn. Access to the cellar from the outside. On the 1st floor, there are 2 other bedrooms with a large bathroom between the two. All on an enclosed garden of more than 3000 m2 with 12x6 salt swimming pool, fruit trees, a well, a huge barn with a 1st floor and a garage large enough to accommodate a motorhome. it also benefits from mains drains, granules burner, 3 fireplaces, floor heating, reversible air conditioning, central heating by heat exchange and double glazing. A few minutes walk from the nearest bakery. a lot of potential to create your dream home. if you want gites, holiday home, a gallery, a workshop or just a house for your whole family. A very good deal, call to organise a visit.

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	3
Price	€561,750

## Key Information

Internal Area:	250 sqm
Land Area:	0.31 ha
Floor:	1

Property Features:

- Swimming Pool

Swimming Pool? Yes

## Location: Nouvelle Aquitaine



## Gallery













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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

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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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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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