



Detached house

BERGERAC (24)

215 900 €*

* Agency fees to be paid by the seller



136 m²



7 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

Bergerac right bank, close to the hyper center, halfway to schools, colleges and high schools, near the Pierre Loti promenade. Detached house partly renovated, with beautiful volumes on two levels, composed on the first floor of an entrance, living room, fitted kitchen, 3 bedrooms, bathroom and separate WC. Garage with electric gate on the ground floor, summer kitchen with direct access to the garden, 2 additional bedrooms, room that can become bedroom or office, boiler room. On the technical side: double glazing, air/water heat pump, cast iron radiators, thermodynamic cumulus, VMC, roof insulation, working well, mains drainage. Great opportunity by its location and its quality of construction. The fees are the responsibility of the seller. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 813404
Property type Detached house
Year of construction 1963
Exposure E-W
View Vue sur Jardin

SURFACES

Living space 136 m²
Living room surface 23 m²
Land surface 608 m²

COMPOSITION

Number of rooms 7
Number of bedrooms 6
Toilets count 2
Washrooms 1
Terrace 1

DPE/GES

DPE 172
GES 5

APPENDIX

Parking extérieur
Parking space 1
Garage 1
Videophone Non

SERVICES

Heater électricité économique
Heater pompe à chaleur
Kitchen équipée