



Stéphane CALMEL
CAPIFRANCE

House on one level

LA FORCE (24)

356 000 €*

* Agency fees to be paid by the seller



150 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Ideally located in a quiet environment, less than 5 minutes from La Force with all shops, schools and colleges, and 10 minutes from Bergerac, this single-storey house of approximately 150 m² will not leave you indifferent, and will charm you with its excellent general condition, and its wooded and landscaped grounds. The entrance provides access to a bright living room of 38 m² with wood stove, and a bay window to access the terrace with a view of the swimming pool, and an open fitted kitchen. The hallway takes you onto 4 bedrooms, including a master suite equipped with reversible air conditioning, with shower room, toilet and dressing room (guest room possible with its own access); 2nd toilet, a bathroom and a laundry room. The 2545 m² land is completely enclosed, with an 8x4 swimming pool and pool house, outbuilding with shower room, and a lean-to for vehicles. Compliant collective sanitation - Double glazing - Electric aluminum shutters on the North side. To visit quickly for its general condition, its very functional interior life, and its location! "Favorite" product! Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



Stéphane CALMEL

CREYSSE (24100)

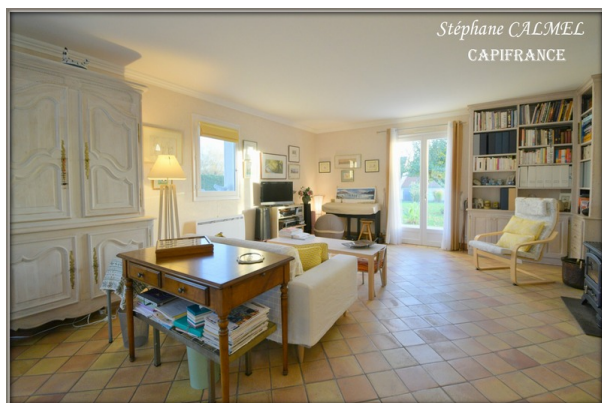
Agent

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Courts service city :
BERGERAC

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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 840415

Property type House on one level

Year of construction 1990

Exposure S-W

View Vue sur Jardin, sur Piscine

SURFACES

Living space 150 m²

Living room surface 39 m²

Land surface 2545 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Number of bathrooms 1

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 209

GES 6

APPENDIX

Parking couvert

Parking space 1

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité

Heater climatisation réversible

Heater bois

Kitchen équipée

Swimming-pool Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle