



## House

BERGERAC (24)

**378 000 €\***

\* Agency fees to be paid by the seller



188 m<sup>2</sup>



7 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Come and discover this magnificent property made up of two houses and its 3,369 m<sup>2</sup> wooded park with its privileged access to the Dordogne. The first single-storey house consists of an entrance hall, a fitted kitchen, a large and bright living room of 39 m<sup>2</sup> with access to the heated veranda of 29 m<sup>2</sup>, 2 bedrooms and a bathroom. bath with WC. The second house on two levels is ideal for entertaining your friends. It has been completely renovated and consists of a living room, a fitted kitchen, a laundry room. A staircase gives you access to 2 bedrooms, a bathroom with WC and a separate WC. You will enjoy the swimming pool and its numerous south-facing terraces. Outbuildings: a workshop, two wooden chalets, attic, cellar... On the technical side: air/air heat pump, insert fireplace and additional electric radiators. Collective sanitation. Aluminum double glazing. Don't wait to visit this little corner of paradise where calm and serenity reign.

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. gov. 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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BERGERAC

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LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 847071  
Property type ..... House  
Year of construction ..... 1958  
Exposure ..... South  
View ..... Vue sur Jardin, sur Piscine

### SURFACES

Living space ..... 188 m<sup>2</sup>  
Living room surface ..... 39 m<sup>2</sup>  
Land surface ..... 3369 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 7  
Number of bedrooms ..... 4  
Number of bathrooms ..... 1  
Toilets count ..... 3  
Washrooms ..... 1  
Terrace ..... 1

### DPE/GES

DPE ..... 294  
GES ..... 9

### APPENDIX

Parking ..... extérieur  
Parking space ..... 4  
Cellar ..... 1  
Videophone ..... Non

### SERVICES

Air conditioning ..... Yes  
Heater ..... électricité  
Heater ..... climatisation réversible  
Kitchen ..... aménagée  
Swimming-pool ..... Yes



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SAS au capital de 100.000 euros

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