



## Property

BERGERAC (24)

**740 000 €\***

\* Agency fees to be paid by the seller



323 m<sup>2</sup>



8 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

5 minutes from Bergerac, in a quiet area, this property contains a beautiful Périgord, an outdoor swimming pool, a barbecue area, a 300 m<sup>2</sup> building which is used for an indoor relaxation area activity (swimming pool, spa, sauna, hammam) and two guest rooms. All on a plot of 5800 m<sup>2</sup>. In this same building there is the possibility of adding two gîtes or guest rooms. As for the house, it is composed as follows: A beautiful living room with fireplace, reversible air conditioning and a cathedral ceiling. A kitchen opening onto the living room. Two bedrooms on the ground floor. A bathroom and a separate toilet. A bedroom upstairs plus a cabin bedroom and a toilet. And a large covered terrace of 40m<sup>2</sup>. you want to do a bed and breakfast or gîte activity, this house is made for you, plus you have the relaxation area which is already an activity in its own right. For any information please contact me either by email or by telephone.

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](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 (24100)**

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 848812

Property type ..... Property

Year of construction ..... 1900

View ..... Vue dégagée, sur Vignes

### SURFACES

Living space ..... 323 m²

Living room surface ..... 31 m²

Land surface ..... 5831 m²

### COMPOSITION

Number of rooms ..... 8

Number of bedrooms ..... 5

Toilets count ..... 4

Washrooms ..... 3

Terrace ..... 1

### DPE/GES

DPE ..... 192

GES ..... 6

### APPENDIX

Parking ..... extérieur

Parking space ..... 1

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

Heater ..... électricité

Heater ..... climatisation réversible

Kitchen ..... équipée

Swimming-pool ..... Yes