



House with character

BERGERAC (24)

245 000 €



170 m²



8 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

UNDER OFFER - Character stone house, offering generous space of 170 m², perfect for a large family or a B&B project. Raw parquet floors, beams, its unique charm will appeal to lovers of authenticity! Ideally located 1.5 km from the historic center of Bergerac, this property offers quick access to schools, high schools, shops, restaurants, everything is accessible on foot or by bike. It has 6 bedrooms in total, including 2 on the ground floor of 16 m² each. A bright living room and dining room, communicating with the kitchen. A double fireplace insert will be very effective in heating these living rooms. Still on the ground floor: a spacious bathroom with its large dressing room, and a small shower room. Upstairs: a landing serves 3 beautiful bedrooms, including one of 16 m², and adjoining a room of 11 m² that can be used as an office, games room, large dressing room, or 6th bedroom! This house has always been maintained, with carefully chosen soft decoration. Outside, you will enjoy an in-ground swimming pool and its beautiful terrace, ideal for evenings with friends. A garage of 30 m² and a basement of 22 m², serving as a technical room and storage complete this property. It is possible to park one vehicle in the garage plus 2 vehicles on the grounds. Comfort side: double-glazed PVC joinery, attic insulation, gas condensing boiler with thermostat, low-consumption electric radiators upstairs, connected to the sewer system, compliant control. Contact me to arrange a viewing and discover the potential of this house!

Agency fees are the responsibility of the buyer, i.e. 5.15% including tax of the price excluding fees.

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!



Natacha BOUBEKEUR

CREYSSE (24100)

Agent

RSAC : 514 139 062 00020

Courts service city :
BERGERAC

(+33)6 12 13 37 89

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 849050

Property type House with character

Year of construction 1948

Exposure S-E

View Vue sur Jardin, sur Piscine

SURFACES

Living space 170 m²

Living room surface 32 m²

Land surface 433 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 6

Number of bathrooms 1

Toilets count 1

Washrooms 1

DPE/GES

DPE 293

GES 33

APPENDIX

Parking garage

Garage 1

Videophone Non

SERVICES

Heater électricité

Heater bois

Heater gaz

Kitchen équipée

Swimming-pool Yes