



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4390

• House - Bergerac •



## DETAILS

**Land surface:** 4000 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Fuel et bois

**Drainage/sewage:** Septic tank

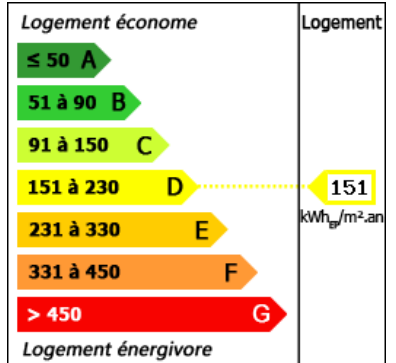
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1964



Set in hills of Monbazillac - Perigourdine style house. Living area of 255m<sup>2</sup>  
5 bedrooms, swimming pool. 4000m<sup>2</sup> land -Walking distance to village -Views !

255 m<sup>2</sup> living

4 000 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

365 000 €

Agency fees: 4,3 % VAT included\*

Price without fees: 350 000 €

\*The agency fees are entirely at the cost of the purchaser



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## • Description ref n°4390 •

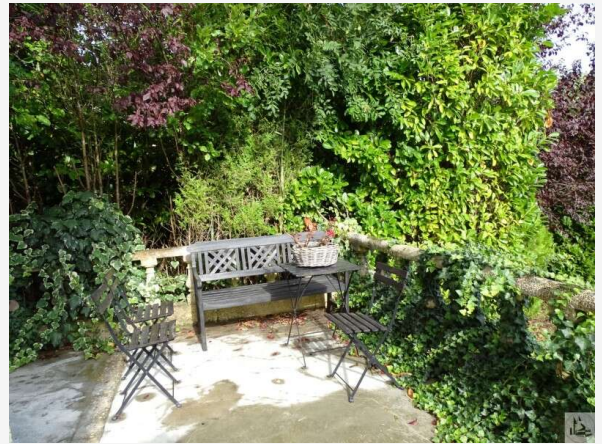
Exceptional location for this property located in the hills of Monbazillac - 1 min from the village.

Bergerac and its historic centre under 7 minutes by car.

Périgourdine Style house with a living area of 255m<sup>2</sup> set 2 levels.

5 bedrooms including one on the ground floor and ground floor bathroom.

Very nice swimming pool and land of 4000m<sup>2</sup> with panoramic views of the vineyards and the beautiful riverside town of Bergerac



### -- THE HOUSE--

#### --Ground Floor--

The house consists on the ground floor of an entrance, large light and bright entertainment and lounge space of 64m<sup>2</sup> - multiple French doors overlooking the garden and the terrace.-

Unique 'Alsaceien' fireplace

Open planned equipped kitchen of more than 32 m<sup>2</sup> with dining area, French doors opening onto the terrace and garden.

Hallway - access door to the laundry room/boiler room of 25m<sup>2</sup> also accessible from the garden.

Separate WC - 3,40 m<sup>2</sup>, bathroom 6,30m<sup>2</sup> shower, bath and basin.

Bedroom 1 of 21m<sup>2</sup> french door . Dressing room of 6m<sup>2</sup> -

Tiled floor through out the ground floor.

#### --1st Floor--

Marble staircase from the lounge leading to the first floor and hallway of 16m<sup>2</sup> -

Bedroom 2, 16,23 m<sup>2</sup>

Bedroom 3 of 22m<sup>2</sup> or office area with storage space of 20m<sup>2</sup> (some finishing needed to the storage space )

Bedroom 4 – 12,72m<sup>2</sup>.

Bathroom - 12m<sup>2</sup> with shower, sink and WC.

Bedroom 5 – 16m<sup>2</sup> with behind storage space of 20m<sup>2</sup> approx

#### --Exterior --

Large outbuilding -of 123m<sup>2</sup> - currently used as a